LOT 8
IN OR 2201/1712
QUAIL ROAD ESTATES PB 5/312

BEASLEY CHRIS P
35439 QUAIL ROAD
CALLAHAN, FL 32011

2023

23-2N-24-1791-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

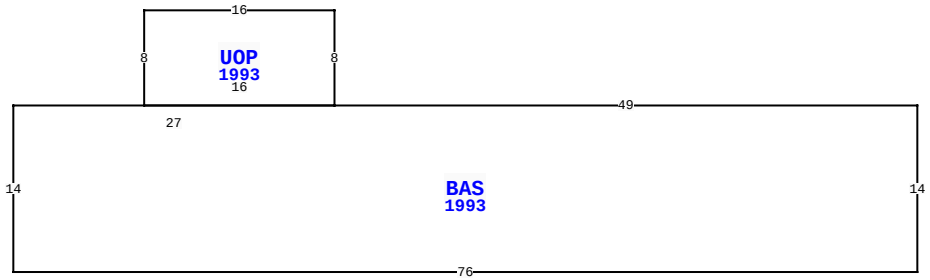
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	22,184
UOP	128	25	32	667
TOTALS	1,192		1,096	22,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,096	106.9200	69.50	76,172	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1064 HX Base Yr



35457 QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	22,852
TOTAL MARKET OB/XF VALUE	4,860
TOTAL LAND VALUE - MARKET	30,300
TOTAL MARKET VALUE	58,012
SOH/AGL Deduction	12,919
ASSESSED VALUE	45,093
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,093
TOTAL JUST VALUE	58,012
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0311201	GARAGE	900	01/05/2003
9600	MH MOVE-ON	20,100	06/05/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2201/1712	6/06/2018	WD	Q	I	01	40,000
GRANTOR: SCHELLPEPER LANCE W &						
GRANTEE: BEASLEY CHRIS P						
0646/1102	8/07/1991	WD	Q	V		18,000
GRANTOR: MIZELL W DORMAN						
GRANTEE: SCHELLPEPER LANCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 UOP=[YR=1993] N8 W16 S8 E16$ W27S14 E76 N14$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0752	USP	0	0	10	16	160.00	SF	15.00	15.00	100	1995	1995	3	24	576	
2	0510	GARAGE WD-	0	0	20	20	400.00	SF	29.75	29.75	100	2003	2003	3	36	4,284	

LAND DESCRIPTION

TOTAL OB/XF 4,860

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,300							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.01 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 08/02/2023 BY SYS