PT NE1/4
IN OR 2105/1845
2008 FLTW DW/MH

**CRAWFORD ALLEN J & SHEILA**
35611 QUAIL RD
CALLAHAN, FL 32011

**2023**

**24-2N-24-0000-0009-0040**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

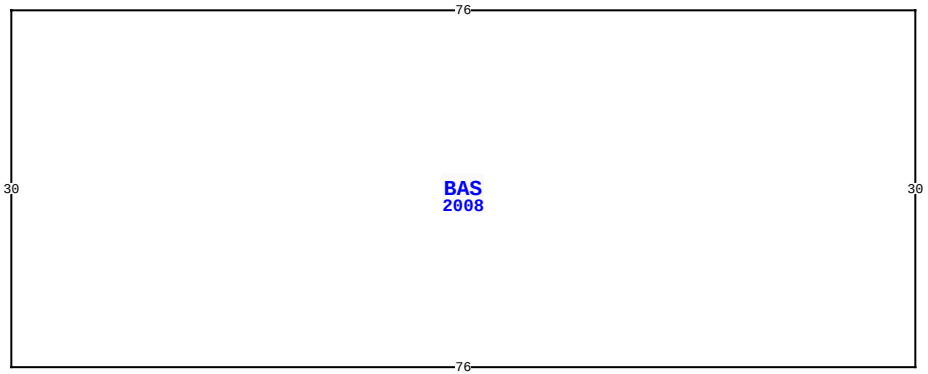
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,280 | 100 | 2,280 | 139,443 |
| TOTALS | 2,280 | | 2,280 | 139,443 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,280 | 128.4800 | 89.94 | 205,063 | 2007 | 2010 | 0 | 0 | 0 | 32.00 | 68.00 |

1 M/H 94+ – 100% - 2018 Heated Area: 2280 HX Base Yr 2018




35611 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 | | 139,443 |
| TOTAL MARKET OB/XF VALUE | | 6,261 |
| TOTAL LAND VALUE - MARKET | | 57,300 |
| TOTAL MARKET VALUE | | 203,004 |
| SOH/AGL Deduction | | 73,861 |
| ASSESSED VALUE | | 129,143 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 79,143 |
| TOTAL JUST VALUE | | 203,004 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 156,220 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C5065 | CO ISSUED | 0 | 05/01/2008 |
| M13803 | MECH OTHER | 0 | 05/01/2008 |
| P13202 | OTHER | 0 | 05/01/2008 |
| E20751 | ELEC OTHER | 0 | 05/01/2008 |
| MH5065 | MH MOVE-ON | 0 | 05/01/2008 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2105/1845 | 2/27/2017 | WD | Q | I | 01 | 149,000 |
| GRANTOR: GUZMAN MICHAEL & MICH | | | | | | |
| GRANTEE: CRAWFORD ALLEN J & | | | | | | |
| 1919/1572 | 5/27/2014 | SW | U | I | 18 | 61,900 |
| GRANTOR: SECRETARY OF HOUSING | | | | | | |
| GRANTEE: GUZMAN MICHAEL & MI | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2008] W76 S30 E76 N30$.

### 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2007 | 2007 | 3 | 92 | 3,220 | |
| 3 | 0753 | UEP | 0 | 100 | 16 | 10 | 160.00 | SF | 22.00 | 22.00 | 100 | 2010 | 2010 | 3 | 64 | 2,253 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 175.00 | SF | 5.00 | 5.00 | 100 | 2019 | 2019 | 3 | 90 | 788 | |

### LAND DESCRIPTION

TOTAL OB/XF 6,261

| 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 | 000115 | C | SFR ACRES | 100 | 0006 | OR | 0.00 | 0.00 | 1.91 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 57,300 | | | | | | | |

REVIEW DATE 04/26/2018 BY TW Total Acres: 1.91 Total Land Value: 57,300 Market: 0 Agricultural: 0 Common: 57,300 PRINTED 08/02/2023 BY SYS