IN OR 1067/663 & OR 1040/665
PARS 14-16 & 14-13
ESMT OR 605/956

MCFALLS VICTOR SCOTT
35487 QUAIL ROAD
CALLAHAN, FL 32011-3125

2023

24-2N-24-0000-0014-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

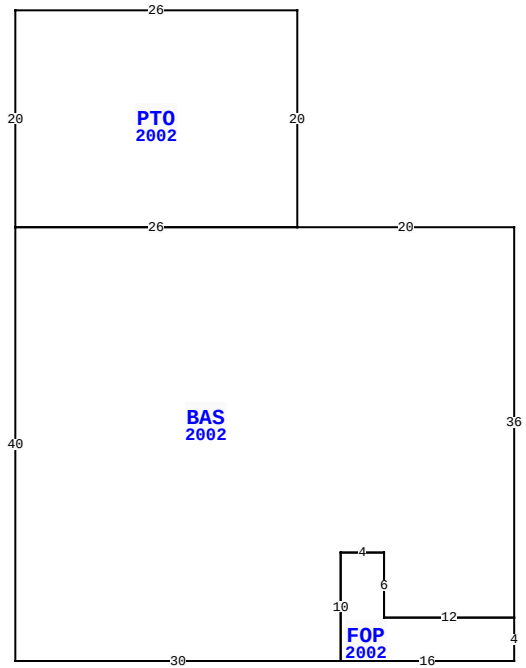
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,752	100	1,752	60,368
FOP	88	30	26	896
PTO	520	5	26	896
TOTALS	2,360		1,804	62,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,804	117.2000	82.04	148,000	1997	1997	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2003 Heated Area: 1752 HX Base Yr 2003



35487 QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		62,160
TOTAL MARKET OB/XF VALUE		19,661
TOTAL LAND VALUE - MARKET		153,600
TOTAL MARKET VALUE		235,421
SOH/AGL Deduction		119,036
ASSESSED VALUE		116,385
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		66,385
TOTAL JUST VALUE		235,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003074	MH MOVE-ON	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1067/0663	7/09/2002	WD	U	V	10	100
GRANTOR: SOLOMON DARREN VANCE						
GRANTEE: MCFALLS VICTOR SCOT						
0909/1067	11/30/1999	AD	U	V		68,000
GRANTOR: SOLOMON DARREN VANCE						
GRANTEE: MCFALLS VICTOR SCOT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W20 PTO=[YR=2002] N20 W26 S20 E26$ W26 S40 E30
FOP=[YR=2002] E16 N4 W12 N6 W4 S10$ N10 E4 S6 E12 N36$.

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	1242	WD DECK A	0	100	0	0	300.00	SF	10.00	10.00	100	2000	2000	3	20	600	
2	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	2000	2000	3	20	384	
3	0811	CONCRETE B	0	100	0	0	760.00	SF	5.20	5.20	100	2000	2000	3	80	3,162	
4	0510	GARAGE WD-	0	100	35	26	910.00	SF	35.00	35.00	100	2000	2000	3	29	9,237	
5	0810	CONCRETE A	0	100	32	12	384.00	SF	6.50	6.50	100	2000	2000	3	80	1,997	
8	0810	CONCRETE A	0	100	0	0	268.00	SF	6.50	6.50	100	2002	2002	3	83	1,446	
9	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 19,661

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		0.00	0.00	9.60	AC		1.00	1.00	1.00	16,000.00	16,000.00	153,600							

REVIEW DATE 06/29/2017 BY TWX Total Acres: 9.60 Total Land Value: 153,600 Market: 0 Agricultural: 0 Common: 153,600 PRINTED 08/02/2023 BY SYS