

ROWELL TOMMIE CARROLL & MARY EUNICE
35006 QUAIL ROAD
CALLAHAN, FL 32011

14-2N-24-0000-0004-0030

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall30VINYL 100

Roof Structur03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

BUD8 Adjustme06DIST 1D 100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8001.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,6071001,60771,505

TOTALS1,6071,60771,505

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACTYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

30500FP-PRE FAB0001.00UT3,500.003,500.00100200120013852,975

40940SHEDS/PORT002412288.00SF19.5019.50100200320033211,179

50510GARAGE WD-0040301,200.00SF22.7522.75100200420043369,828

LAND DESCRIPTIONTOTAL OB/XF13,982

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FFACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH00007OR0.000.006.00AC1.001.000.8519,000.0016,150.0096,900

REVIEW DATE03/26/2024BYWWATotal Acres: 6.00Total Land Value: 96,900Market: 0Agricultural: 0Common: 96,900PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCTNORM % COND

0800021,607123.600092.70148,969200120010052.0048.00

Heated Area: 1607HX Base Yr

BAS2001

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

05/18/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE91,509

TOTAL MARKET OB/XF VALUE13,982

TOTAL LAND VALUE - MARKET96,900

TOTAL MARKET VALUE202,391

SOH/AGL Deduction50,407

ASSESSED VALUE151,984

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE151,984

TOTAL JUST VALUE202,391

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE204,267

PERMIT NUMDESCRIPTIONAMTISSUED

R11295REPAIR/RRF1,00005/01/2008

M13639MECH OTHER002/01/2008

E20434ELEC OTHER4,00001/01/2008

P12991OTHER001/01/2008

B20948NEW CONSTR110,00001/01/2008

B0108088FOUNDATION2,00003/01/2001

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2293/14027/27/2019QC U I 11100

GRANTOR: ROWELL CARROLL & JEAN

GRANTEE: ROWELL TOMMIE CARRO

0116/00381/01/1971TA Q V1,800

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W60 S27 E26 N1 E8 S1 E7 N1 E5 S1 E14 N27 \$.

IN SW 1/4 OF SW 1/4
IN OR 2293/1402
PARCELS 4-3 & 4-5

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2024

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 50		
Exterior Wall	25	MOD METAL 50		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	08	SHT VINYL 50		
Interior Floor	14	CARPET 50		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms	4	100		
Bathrooms	1	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	1,408	100	1,408	18,628
FSP	160	60	96	1,270
UOP	32	25	8	106
TOTALS	1,600		1,512	20,004

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,512	94.5000	66.15	100,019	1971	1971	0	0	20	70.00	20.00

2 M/H 93- - 0% - 0

Heated Area: 1408

HX Base Yr

46

10

16

16

10

12

52

4

28

8

8

8

8

16

8

8

16

8

BAS

1993

FSP

1993

UOP

1993

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/18/2023

MLU