SW1/4
IN OR 763 PG 294
R673176 & R673177

MCRAE DAVID A/MCRAE PATRICIA A
35033 QUAIL RD
CALLAHAN, FL 32011

2024

14-2N-24-0000-0004-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	04	Quality Level 04

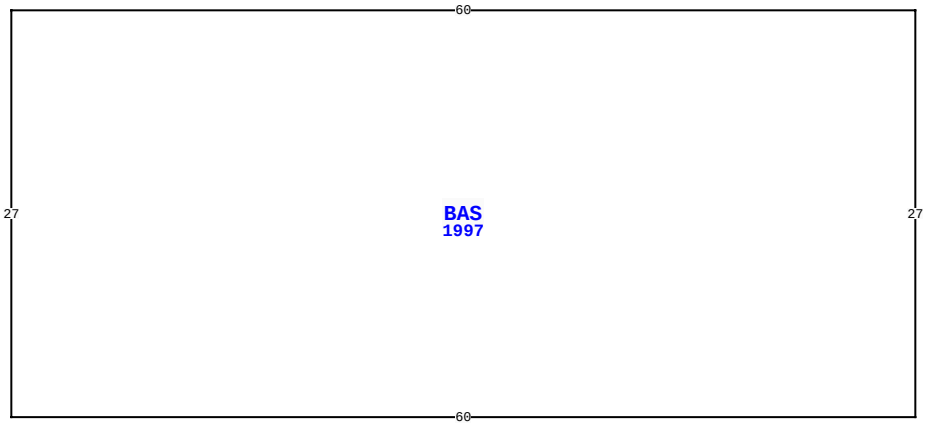
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	57,817
TOTALS	1,620		1,620	57,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	135.9600	101.97	165,191	1996	1996	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2016 Heated Area: 1620 HX Base Yr 2016



35033 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		57,817
TOTAL MARKET OB/XF VALUE		3,189
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		91,006
SOH/AGL Deduction		36,951
ASSESSED VALUE		54,055
TOTAL EXEMPTION VALUE	HX HB	29,055
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		91,006
NCON VALUE		2,807
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0763/0294	6/17/1996	WD	U	V	06	100

GRANTOR: COBB DENNIS & JENNIFE
GRANTEE: MCRAE DAVID & PATRI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W60 S27 E60 N27 $.

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	1996	1996	3	79	2,765	
2	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	1997	1997	3	20	200	
3	1242	WD DECK A	0	100	4	28	112.00	SF	10.00	10.00	100	1997	1997	3	20	224	

LAND DESCRIPTION

TOTAL OB/XF 3,189

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	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 03/26/2024 BY WWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS