

RENTZ WILLIAM H JR
35799 QUAIL ROAD
CALLAHAN, FL 32011

19-2N-25-0000-0028-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT	CD	26	0820	02	1,239	105.2000	73.64	91,240	1984	1984	0	0	0	70.00	30.00	STANDARD																			
Exterior Wall	03	AL SIDING 100	1 M/H 93- - 0% - 0													Heated Area: 1150										HX Base Yr									
Roof Structure	03	GABLE/HIP 100																																	
Roof Cover	01	MINIMUM 100																																	
Interior Wall	04	PLYWOOD 100																																	
Interior Floor	08	SHT VINYL 70																																	
Interior Floor	14	CARPET 30																																	
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																																	
BUD8 Adjustme	06	DIST 1D 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	1,150	100	1,150	25,406																															
UOP	357	25	89	1,966																															
TOTALS		1,507	1,239		27,372																														
EXTRA FEATURES		35785 QUAIL RD, CALLAHAN																																	
L N	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	0940	SHEDS/PORT	0	0	10	20	200.00	SF	30.00	100	1984	1984	3	20	1,200																				
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	100	1984	1984	3	56	1,960																				
3	0350	CARPORT WD	0	0	20	24	480.00	SF	13.00	100	2005	2005	3	24	1,498																				
4	0940	SHEDS/PORT	0	0	12	24	288.00	SF	30.00	100	2005	2005	3	24	2,074																				
5	0510	GARAGE WD-	0	0	16	24	384.00	SF	35.00	100	2005	2005	3	40	5,376																				
6	0680	POLE SHED	0	0	11	24	264.00	SF	10.00	100	2005	2005	3	40	1,056																				
7	0680	POLE SHED	0	0	10	17	170.00	SF	10.00	100	1995	1995	3	23	391																				
LAND DESCRIPTION		TOTAL OB/XF 13,555																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																		
REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS																																			