LOT 3
1999 MERI DW/MH
IN OR 1789/1163

CARVER RICHARD T/CARVER HOLLY RENE
35378 QUAIL RD
CALLAHAN, FL 32011

2024

23-2N-24-1791-0003-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

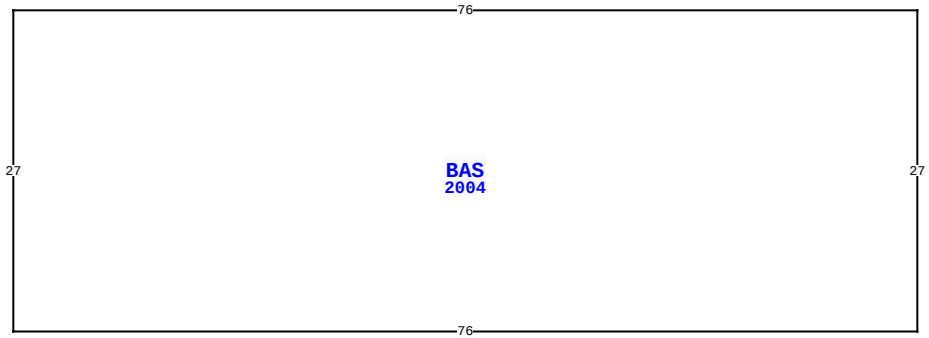
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	100,436
TOTALS	2,052		2,052	100,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	148.3200	111.24	228,264	1999	1999	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 0 Heated Area: 2052 HX Base Yr



35409 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	100,436
TOTAL MARKET OB/XF VALUE	3,697
TOTAL LAND VALUE - MARKET	30,300
TOTAL MARKET VALUE	134,433
SOH/AGL Deduction	11,344
ASSESSED VALUE	123,089
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,089
TOTAL JUST VALUE	134,433
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992718	MH MOVE-ON	0	01/06/1999
E974282	CHNGE SRVC	0	12/01/1997
8803	MH MOVE-ON	11,000	02/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1789/1163	4/23/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CARVER RICHARD T &						
1789/0299	4/20/2012	CT	U	I	18	28,200
GRANTOR: CLERK OF COURT						
GRANTEE: CARVER HOLLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S27 E76 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	1242	WD DECK A	0	0	36	10	360.00	SF	10.00	10.00	100	2004	2004	3	22	792	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 3,697

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	0	0006	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,300							

REVIEW DATE 03/28/2024 BY WWA Total Acres: 1.01 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 08/06/2024 BY SYS