

LOT 8
IN OR 2201/1712
QUAIL ROAD ESTATES PB 5/312

BEASLEY CHRIS P
35439 QUAIL ROAD
CALLAHAN, FL 32011

2024

23-2N-24-1791-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	02	2 100
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	1,064	100	1,064	23,889
UOP	128	25	32	719
TOTALS	1,192		1,096	24,608

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0752	USP	0	0	10	16	160.00	SF	15.00	15.00	
2	0510	GARAGE WD-	0	0	20	20	400.00	SF	29.75	29.75	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.01	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,096	106.9200	74.84	82,025	1991	1991	0	0	70.00	30.00
1 M/H 93- - 0% - 0 Heated Area: 1064 HX Base Yr											
35457 QUAIL RD, CALLAHAN											

BLD DATE			LGL DATE			06/13/2023		MLU	
XF DATE			LAND DATE						
INC DATE			AG DATE						

TOTAL OB/XF											
4,360											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		24,608	
TOTAL MARKET OB/XF VALUE		4,360	
TOTAL LAND VALUE - MARKET		30,300	
TOTAL MARKET VALUE		59,268	
SOH/AGL Deduction		9,666	
ASSESSED VALUE		49,602	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		49,602	
TOTAL JUST VALUE		59,268	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		58,012	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0311201	GARAGE	900	01/05/2003
9600	MH MOVE-ON	20,100	06/05/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2201/1712	6/06/2018	WD	Q	I	01	40,000	
GRANTOR: SCHELLPEPER LANCE W &							
GRANTEE: BEASLEY CHRIS P							
0646/1102	8/07/1991	WD	Q	V		18,000	
GRANTOR: MIZELL W DORMAN							
GRANTEE: SCHELLPEPER LANCE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W49 UOP=[YR=1993] N8 W16 S8 E16\$ W27S14 E76 N14\$.											