IN OR 1628/1903
EX R/W OR 247/170
1998 CONC TW/MH

SMITH RAYMOND E & ANDREA H/SMITH ASHTON R
35659 QUAIL RD
CALLAHAN, FL 32011

2024

24-2N-24-0000-0007-0000

BUILDING CHARACTERISTICS

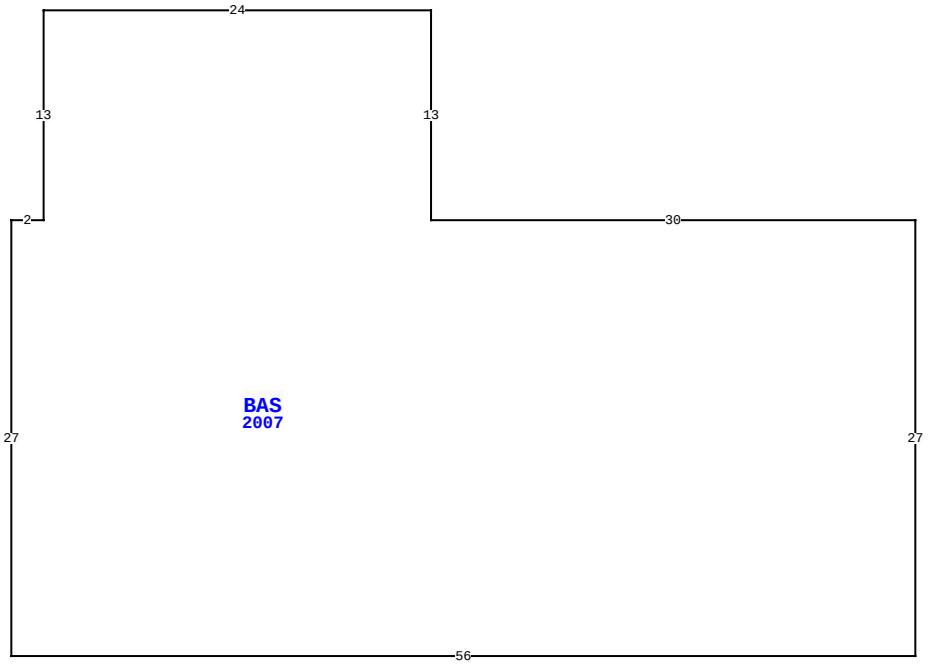
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,824	100	1,824	99,065
TOTALS	1,824		1,824	99,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,824	116.8000	87.60	159,782	1998	2008	0	0	0	38.00	62.00

1 M/H 94+ – 0% - 0 Heated Area: 1824 HX Base Yr



35659 QUAIL RD, CALLAHAN

BLD DATE	08/19/2008 JH	LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	99,065
TOTAL MARKET OB/XF VALUE	13,301
TOTAL LAND VALUE - MARKET	64,260
TOTAL MARKET VALUE	176,626
SOH/AGL Deduction	22,046
ASSESSED VALUE	154,580
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,580
TOTAL JUST VALUE	176,626
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016119	GARAGE	60,440	10/26/2022
MH971848	MH MOVE-ON	0	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1628/1903	6/30/2009	WD	Q	I	01	93,000
GRANTOR: CARVER RICHARD TROY &						
GRANTEE: SMITH RAYMOND E & A						
1573/1548	6/26/2008	WD	U	I	11	77,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: CARVER RICHARD TROY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W30N13W24S13W2S27E56 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0811	CONCRETE B	0	0	0	0	759.00	SF	5.20	5.20	100	2009	2009	3	90	3,552	
3	0753	UEP	0	0	7	4	28.00	SF	22.00	22.00	100	2016	2016	3	81	499	
4	0753	UEP	0	0	18	10	180.00	SF	44.00	44.00	100	2016	2016	3	81	6,415	

LAND DESCRIPTION

TOTAL OB/XF 13,301

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	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	3.57	AC		1.00	1.00	1.00	18,000.00	18,000.00	64,260							

REVIEW DATE 06/18/2020 BY TWA Total Acres: 3.57 Total Land Value: 64,260 Market: 0 Agricultural: 0 Common: 64,260 PRINTED 08/06/2024 BY SYS