

CRAWFORD ALLEN J & SHEILA
35611 QUAIL RD
CALLAHAN, FL 32011

24-2N-24-0000-0009-0040

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800022,280128.480096.36219,7012007201000034.0066.00

M/H 94+ - 100% - 2018Heated Area: 2280HX Base Yr 2018

QUALITY04Quality Level 04

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8001.00

ACTION TYPEGROSSAREAPCT OF BASETOTADJSUBAREA MARKET VALUEBAS2,2801002,280145,003

TOTALS2,2802,280145,003

EXTRA FEATURES35611 QUAIL RD, CALLAHANBLD DATEXF DATEINC DATEGLG LATELAND DATEAG DATE06/13/2023MLU

LNOBXF CODEDESCRIPTIONBLDCAPLWUNITSAUTAdj RADJUST UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200720073913,185

20753UEP01001610160.00SF22.0022.00100201020103602,112

31242WD DECK A010000175.00SF5.005.0010020192019386753

LAND DESCRIPTIONTOTAL OB/XF6,050

LNUSE CLSLAND USE CAPRD LOC FRONTDEPTHTOT UNITDTDPH % TOT UNIT ADJPRIADJ LAND OTHER YEAR DENSITY DECL FRZ YR CONSRV

1000115CSFR ACRES1000006OR0.000.001.91AC1.001.001.0030,000.0030,000.0057,300

REVIEW DATE03/01/2024BYWWA Total Acres: 1.91Total Land Value: 57,300Market: 0Agricultural: 0Common: 57,300PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTYPAGE 1 of 16

VALUATION SUMMARYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE145,003

TOTAL MARKET OB/XF VALUE6,050

TOTAL LAND VALUE - MARKET57,300

TOTAL MARKET VALUE208,353

SOH/AGL Deduction75,336

ASSESSED VALUE133,017

TOTAL EXEMPTION VALUE HX HB50,000

BASE TAXABLE VALUE83,017

TOTAL JUST VALUE208,353

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE203,004

Sales DataOFF RECORD INSTDATEINSTTYPE Q U V I RSN CD SALE PRICETotal Sale Price149,000GRANTOR: GUZMAN MICHAEL & MICHGRANTEE: CRAWFORD ALLEN J &1919/15725/27/2014SWUII1861,900GRANTOR: SECRETARY OF HOUSINGGRANTEE: GUZMAN MICHAEL & MIBUILDING NOTESBUILDING DIMENSIONS BAS=[YR=2008] W76 S30 E76 N30\$.