IN OR 2494/1203
EX 14-16 & 14-23
2006 DESTINT DW/MH

RENNER TRAVIS & CARROLYN
35471 QUAIL RD
CALLAHAN, FL 32011

2024

24-2N-24-0000-0014-0120

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 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	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

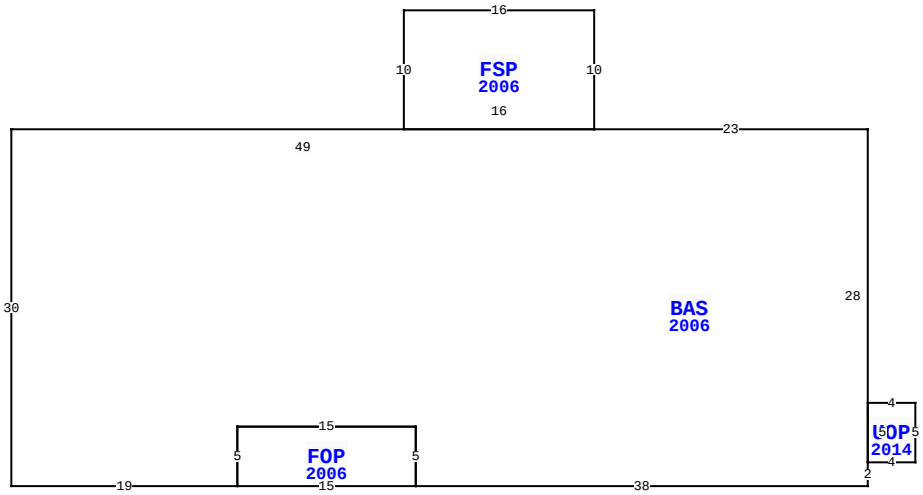
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,085	100	2,085	190,108
FOP	75	30	22	2,006
FSP	160	60	96	8,753
UOP	20	25	5	456
TOTALS	2,340		2,208	201,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,208	135.0800	101.31	223,692	2006	2017	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2023 Heated Area: 2085 HX Base Yr 2023



35471 QUAIL RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		201,323
TOTAL MARKET OB/XF VALUE		3,150
TOTAL LAND VALUE - MARKET		62,400
TOTAL MARKET VALUE		266,873
SOH/AGL Deduction		0
ASSESSED VALUE		266,873
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		216,873
TOTAL JUST VALUE		266,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4729	MH MOVE-ON	0	03/02/2006
E16584	ELEC OTHER	0	01/01/2006
M10923	MECH OTHER	0	01/01/2006
P10630	OTHER	0	01/01/2006
B16831	FOUNDATION	1,900	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2494/1203	9/03/2021	WD	Q	I	02	227,000
GRANTOR: DRURY THOMAS W JR & B						
GRANTEE: RENNER TRAVIS & CAR						
1928/1309	7/15/2014	WD	Q	I	01	100,000
GRANTOR: LEWIS ROBIN R & DAVID						
GRANTEE: DRURY BLAKE & THOMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W23 FSP=[YR=2006] N10 W16 S10 E16$ W49 S30 E19 FOP=[YR=2006] E15 N5 W15 S5$ N5 E15 S5 E38 N2 UOP=[YR=2014] E4 N5 W4 S5$ N28$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 3,150

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	100	0006	OR	0.00	0.00	2.08	AC		1.00	1.00	1.00	30,000.00	30,000.00	62,400							

REVIEW DATE 09/17/2019 BY TWA Total Acres: 2.08 Total Land Value: 62,400 Market: 0 Agricultural: 0 Common: 62,400 PRINTED 08/06/2024 BY SYS