IN OR 2673/653 & OR 1040/665
PARS 14-16 & 14-13
ESMT OR 605/956

MCFALLS VICTOR SCOTT & KATRINA
35487 QUAIL ROAD
CALLAHAN, FL 32011-3125

2024

24-2N-24-0000-0014-0160

BUILDING CHARACTERISTICS

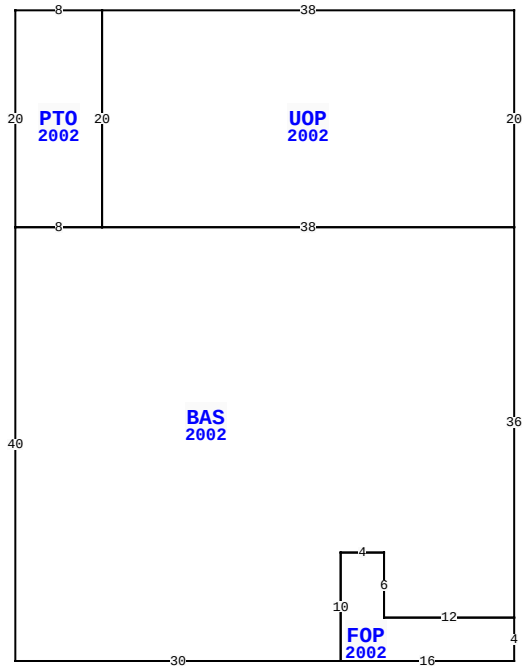
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,752	100	1,752	61,600
FOP	88	30	26	914
PTO	160	5	8	281
UOP	760	25	190	6,680
TOTALS	2,760		1,976	69,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,976	117.2000	87.90	173,690	1997	1997	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2003 Heated Area: 1752 HX Base Yr 2003



35487 QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		95,865
TOTAL MARKET OB/XF VALUE		18,240
TOTAL LAND VALUE - MARKET		153,600
TOTAL MARKET VALUE		267,705
SOH/AGL Deduction		148,314
ASSESSED VALUE		119,391
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		69,391
TOTAL JUST VALUE		267,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003074	MH MOVE-ON	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2673/653	10/12/2023	WD	U	I	11	100
GRANTOR: MCFALLS VICTOR SCOTT						
GRANTEE: MCFALLS VICTOR SCOT						
1067/0663	7/09/2002	WD	U	V	10	100
GRANTOR: SOLOMON DARREN VANCE						
GRANTEE: MCFALLS VICTOR SCOT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W38 W8 S40 E30 N10 E4 S6 E12 N36 $
PTO=[YR=2002;ORIG=-38,0] N20 W8 S20 E8 $
FOP=[YR=2002;ORIG=-16,40] E16 N4 W12 N6 W4 S10 $
UOP=[YR=2002;ORIG=-38,-20] E38 S20 W38 N20 $
.

EXTRA FEATURES

L N	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
3	0811	CONCRETE B	0	100	0	0	760.00	SF	5.20	5.20	100	2000	2000	3	79	3,122	
4	0510	GARAGE WD-	0	100	35	26	910.00	SF	35.00	35.00	100	2000	2000	3	28	8,918	
5	0810	CONCRETE A	0	100	32	12	384.00	SF	6.50	6.50	100	2000	2000	3	79	1,972	
6	0810	CONCRETE A	0	100	0	0	268.00	SF	6.50	6.50	100	2002	2002	3	82	1,428	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 18,240

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100	0006	OR	0.00	0.00	9.60	AC		1.00	1.00	1.00	16,000.00	16,000.00	153,600							

REVIEW DATE 03/27/2024 BY WWA Total Acres: 9.60 Total Land Value: 153,600 Market: 0 Agricultural: 0 Common: 153,600 PRINTED 08/06/2024 BY SYS

IN OR 2673/653 & OR 1040/665
PARS 14-16 & 14-13
ESMT OR 605/956

MCFALLS VICTOR SCOTT & KATRINA
35487 QUAIL ROAD
CALLAHAN, FL 32011-3125

2024

24-2N-24-0000-0014-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	02	Quality Level 02

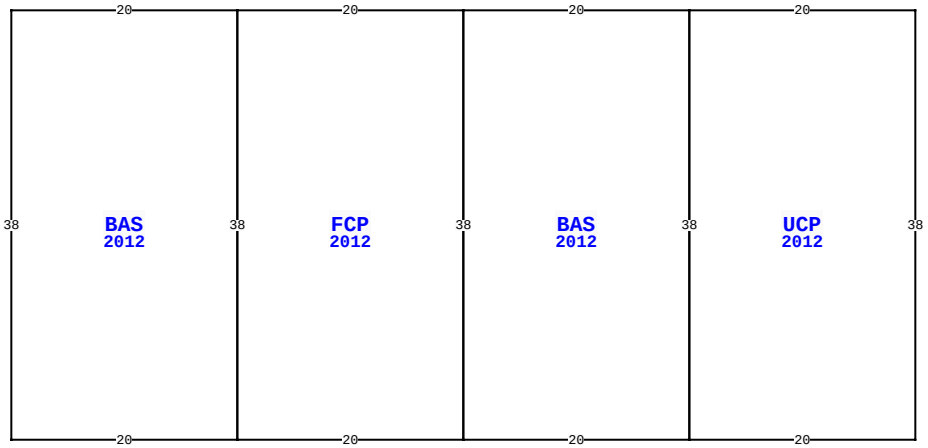
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	760	100	760	10,771
BAS	760	100	760	10,771
FCP	760	25	190	2,693
UCP	760	20	152	2,154
TOTALS	3,040		1,862	26,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,862	46.5500	16.29	30,332	2012	2012	0	0	0	13.00	87.00

2 GARAGE RES – 100% - 2013 Heated Area: 1520 HX Base Yr 2003



35487 QUAIL RD, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2673/653	10/12/2023	WD	U	I	11	100
GRANTOR: MCFALLS VICTOR SCOTT						
GRANTEE: MCFALLS VICTOR SCOT						
1067/0663	7/09/2002	WD	U	V	10	100
GRANTOR: SOLOMON DARREN VANCE						
GRANTEE: MCFALLS VICTOR SCOT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012;ORIG=10,2] E20 S38 W20 N38 $
FCP=[YR=2012;ORIG=30,2] E20 S38 W20 N38 $
BAS=[YR=2012;ORIG=50,2] E20 S38 W20 N38 $
UCP=[YR=2012;ORIG=70,2] E20 S38 W20 N38 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/27/2024 BY WWA Total Acres: 9.60 Total Land Value: 153,600 Market: 0 Agricultural: 0 Common: 153,600 PRINTED 08/06/2024 BY SYS