PT OF NW1/4
IN OR 654 PG 734
R359993 & R359994

RENTZ WILLIAM H JR
35799 QUAIL ROAD
CALLAHAN, FL 32011

2025

19-2N-25-0000-0028-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

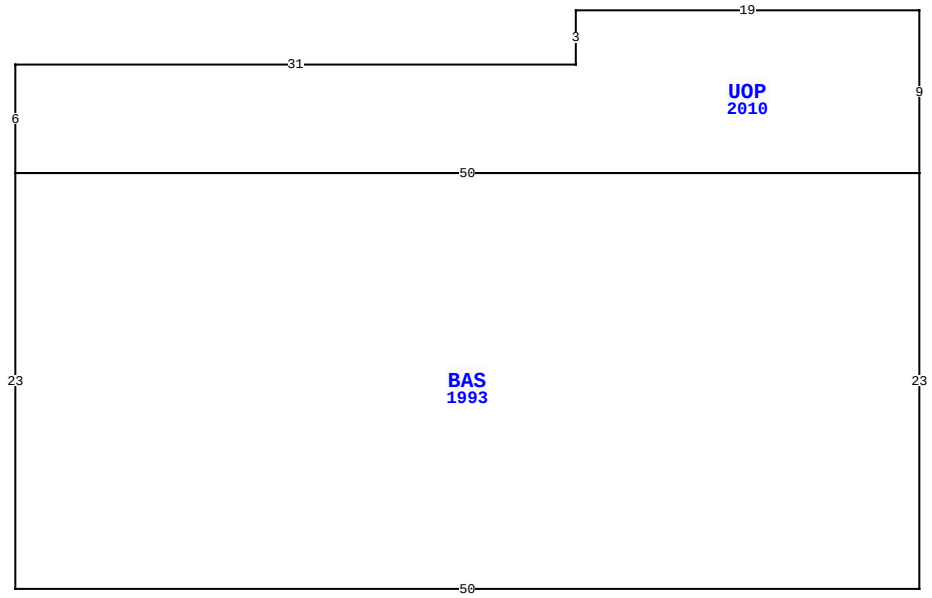
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,150	100	1993	1,150	29,035
UOP	357	25	2010	89	2,247
TOTALS	1,507			1,239	31,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,239	105.2000	84.16	104,274	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1150 HX Base Yr



35785 QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

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	0940	SHEDS/PORT	0	0	10	20	200.00	SF	30.00	30.00	100	1984	1984	3	20	1,200	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
3	0350	CARPORT WD	0	0	20	24	480.00	SF	13.00	13.00	100	2005	2005	3	22	1,373	
4	0940	SHEDS/PORT	0	0	12	24	288.00	SF	30.00	30.00	100	2005	2005	3	22	1,901	
5	0510	GARAGE WD-	0	0	16	24	384.00	SF	35.00	35.00	100	2005	2005	3	36	4,838	
6	0680	POLE SHED	0	0	11	24	264.00	SF	10.00	10.00	100	2005	2005	3	36	950	
7	0680	POLE SHED	0	0	10	17	170.00	SF	10.00	10.00	100	1995	1995	3	20	340	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	31,282
TOTAL MARKET OB/XF VALUE	12,492
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	88,774
SOH/AGL Deduction	24,465
ASSESSED VALUE	64,309
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,309
TOTAL JUST VALUE	88,774
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,927

1984 CHAL _ R359993 & 359994

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0654/0734	4/10/1992	QC	Q	I	01	100
GRANTOR: RENTZ PAMELA O						
GRANTEE: RENTZ WILLIAM H JR						
0457/0285	6/01/1985	QC	U	V		2,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2010] W19 S3 W31 S6 BAS=[YR=1993] S23 E50 N23 W50$ E50 N9$.

LAND DESCRIPTION

TOTAL OB/XF 12,492

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	000100	C	RES	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS