PT OF NW1/4
IN OR 1664/797

BARBER KERI LEE
441176 SANDY FORD RD
CALLAHAN, FL 32011

2025

19-2N-25-0000-0028-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

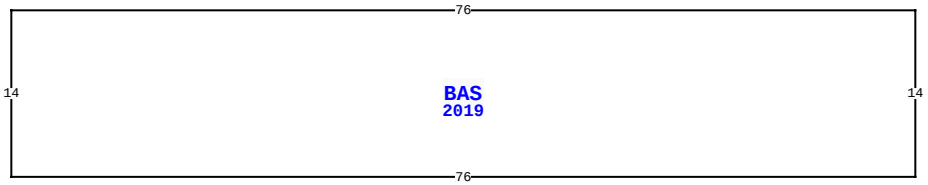
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2019	1,064	26,813
TOTALS	1,064			1,064	26,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	105.0000	84.00	89,376	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1064 HX Base Yr



35821 QUAIL RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	26,813
TOTAL MARKET OB/XF VALUE	232
TOTAL LAND VALUE - MARKET	89,550
TOTAL MARKET VALUE	116,595
SOH/AGL Deduction	38,986
ASSESSED VALUE	77,609
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,609
TOTAL JUST VALUE	116,595
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5648	MH MOVE-ON	0	06/01/2015
MH013415	MH MOVE-ON	0	02/01/2001
9056	MH MOVE-ON	38,000	10/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1664/0797	2/22/2010	QC	U	I	11	100
GRANTOR: BARBER WADE WESLEY						
GRANTEE: BARBER WADE WESLEY						
1603/1799	2/03/2009	QC	U	I	11	100
GRANTOR: BARBER WADE WESLEY						
GRANTEE: BARBER WADE WESLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W76 S14 E76 N14$.

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	0751	UOP	0	0	8	10	80.00	SF	10.00	10.00	100	2002	2002	3	29	232	

LAND DESCRIPTION

TOTAL OB/XF 232

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	1.99	AC		1.00	1.00	1.00	45,000.00	45,000.00	89,550							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 1.99 Total Land Value: 89,550 Market: 0 Agricultural: 0 Common: 89,550 PRINTED 07/30/2025 BY SYS