PT OF NW1/4
IN OR 1213/1024
R673128 & R673129

HART SARA JANE EST
35767 QUAIL ROAD
CALLAHAN, FL 32011-3136

2025

19-2N-25-0000-0028-0070

BUILDING CHARACTERISTICS

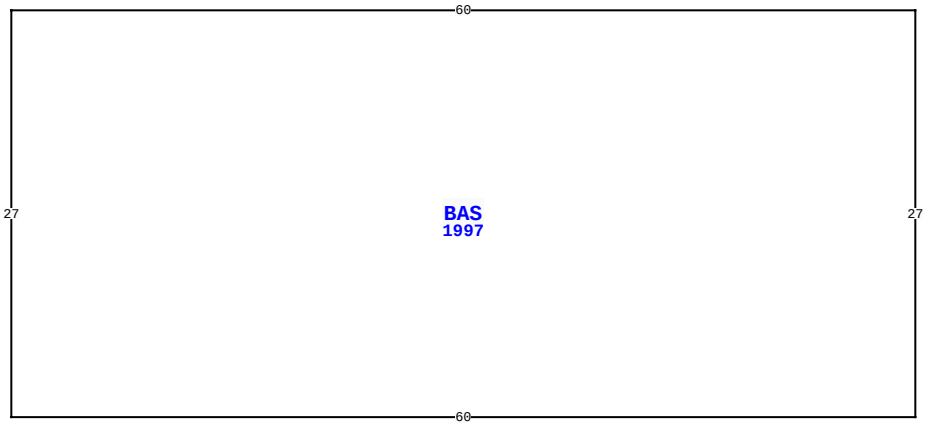
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1997	1,620	58,798
TOTALS	1,620			1,620	58,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	122.0000	103.70	167,994	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



35767 QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	58,798
TOTAL MARKET OB/XF VALUE	4,122
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	132,920
SOH/AGL Deduction	6,168
ASSESSED VALUE	126,752
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,752
TOTAL JUST VALUE	132,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,477

1997 SPRI R673128 & R673129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971623	MH MOVE-ON	0	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1213/1024	3/08/2004	QC	Q	I	01	100
GRANTOR: HART ROBERT C OR SARA						
GRANTEE: HART SARA JANE						
0752/1404	2/28/1996	WD	Q	V		14,000
GRANTOR: WARR FRANK & G MICHEL						
GRANTEE: HART ROBERT & SARAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W60 S27 E60 N27 $.

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	0510	GARAGE WD-	0	0	11	20	253.00	SF	24.85	24.85	100	1996	1996	3	23	1,446	
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	13.20	13.20	100	1996	1996	3	20	211	
3	0351	CARPORT MT	0	0	18	20	360.00	SF	5.90	5.90	100	1999	1999	3	20	425	
4	0351	CARPORT MT	0	0	18	20	360.00	SF	5.90	5.90	100	1999	1999	3	20	425	
5	0940	SHEDS/PORT	0	0	12	22	264.00	SF	19.50	19.50	100	1999	1999	3	20	1,030	
6	0940	SHEDS/PORT	0	0	15	10	150.00	SF	19.50	19.50	100	1999	1999	3	20	585	

LAND DESCRIPTION

TOTAL OB/XF 4,122

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS