E1/2 OF NE1/4 IN OR 1268/666
2009 NOBI DW/MH

HENDRICKS JOHN HERSCHEL
PO BOX 1846
CALLAHAN, FL 32011-1846

2025

23-2N-24-0000-0001-0190

NASSAU COUNTY PROPERTY

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 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	03	Quality Level 03

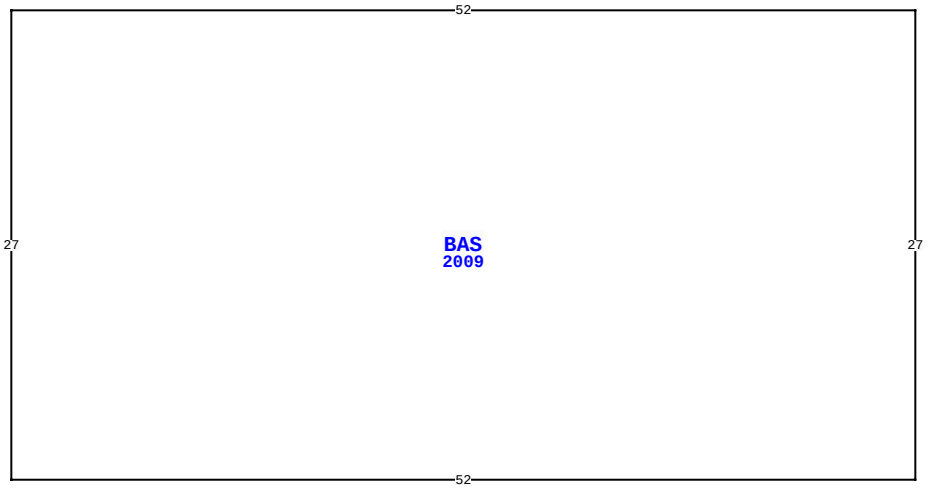
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2009	1,404	86,421
TOTALS	1,404			1,404	86,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	116.8000	99.28	139,389	2009	2009	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2005 Heated Area: 1404 HX Base Yr 2005



35394 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		86,421
TOTAL MARKET OB/XF VALUE		6,482
TOTAL LAND VALUE - MARKET		46,800
TOTAL MARKET VALUE		139,703
SOH/AGL Deduction		63,938
ASSESSED VALUE		75,765
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		25,043
TOTAL JUST VALUE		139,703
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5199	CO ISSUED	0	07/23/2009
MH5199	MH MOVE-ON	0	07/01/2009
M14678	MECH OTHER	0	07/01/2009
P13834	OTHER	0	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1268/0666	10/25/2004	WD	U	I	07	100
GRANTOR: HENDRICKS DANIEL & JA						
GRANTEE: HENDRICKS JOHN HERS						
1260/1588	9/21/2004	WD	Q	I	06	100
GRANTOR: HENDRICKS JAMES & DAN						
GRANTEE: HENDRICKS JOHN HERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W52 S27 E52 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	0940	SHEDS/PORT	0	100	20	20	400.00	SF	30.00	30.00	100	1988	1988	3	20	2,400	
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1988	1988	3	20	576	
3	0680	POLE SHED	0	100	22	12	264.00	SF	10.00	10.00	100	1994	1994	3	20	528	
4	0811	CONCRETE B	0	100	0	0	528.00	SF	5.20	5.20	100	2000	2000	3	77	2,114	
5	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	1994	1994	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 6,482

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	100	0006	OR	0.00	0.00	1.04	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,800							

REVIEW DATE 09/17/2019 BY TWA Total Acres: 1.04 Total Land Value: 46,800 Market: 0 Agricultural: 0 Common: 46,800 PRINTED 07/30/2025 BY SYS