LOT 2 IN OR 1662/1354
1994/DEST/DW/MH
QUAIL ROAD ESTATES PB 5/312

CARVER RICHARD T & HOLLY RENE/
35378 QUAIL RD
CALLAHAN, FL 32011

2025

23-2N-24-1791-0002-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 08

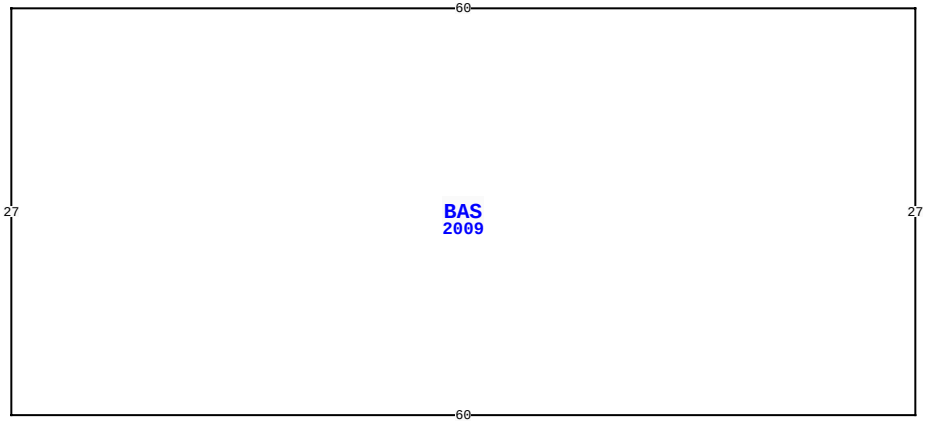
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2009	1,620	54,986
TOTALS	1,620			1,620	54,986

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	133.1000	113.14	183,287	1994	1994	0	0	0	70.00	30.00

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



35401 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	1242	WD DECK A	0	0	14	8	112.00	SF	10.00	10.00	100	2000	2000	3	20	224	
3	0940	SHEDS/PORT	0	0	8	8	64.00	SF	21.30	21.30	100	2000	2000	3	20	273	
4	0753	UEP	0	0	14	8	112.00	SF	22.00	22.00	100	2011	2011	3	60	1,478	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	54,986
TOTAL MARKET OB/XF VALUE	4,880
TOTAL LAND VALUE - MARKET	45,450
TOTAL MARKET VALUE	105,316
SOH/AGL Deduction	17,202
ASSESSED VALUE	88,114
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,114
TOTAL JUST VALUE	105,316
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8557	MH MOVE-ON	10,000	05/31/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1662/1354	1/22/2010	WD	U	I	15	70,000
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: CARVER RICHARD T &						
0948/0470	9/06/2000	WD	Q	I	05	50,500
GRANTOR: UNITED COMPANIES LEND						
GRANTEE: HENDRICKS DANIEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 4,880

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	1.01	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,450							

REVIEW DATE 09/17/2019 BY TWA Total Acres: 1.01 Total Land Value: 45,450 Market: 0 Agricultural: 0 Common: 45,450 PRINTED 07/30/2025 BY SYS