

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

2025



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

30

VINYL 100

Roof Structure

03

GABLE/HIP 100

Roof Cover

12

MODULAR MT 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 90

Interior Floo

08

SHT VINYL 10

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

3 100

Frame

02

WOOD FRAME 100

Stories

1. 1. 100

Units

0 100

Quality

05 Quality Level 05

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

2,052

100

2004

2,052

108,652

TOTALS

2,052

2,052

108,652

EXTRA FEATURES

L N

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

1242

WD DECK A

0

0

36

10

360.00

SF

10.00

10.00

100

2004

2004

3

21

756

2

0500

FP-PRE FAB

0

0

0

0

1.00

UT

3,500.00

3,500.00

100

1999

1999

3

81

2,835

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

03/28/2024

BY

WWA

Total Acres:

1.01

Total Land Value:

45,450

Market:

0

Agricultural:

0

Common:

45,450

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0800

02

2,052

148.3200

126.07

258,696

1999

1999

0

0

0

58.00

42.00

1 M/H 94+ - 0% - 0

Heated Area: 2052

HX Base Yr

76

27

27

76

BAS
2004

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/21/2025

MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

108,652

3,591

45,450

157,693

22,295

135,398

0

135,398

157,693

0

0

134,433

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1789/1163

4/23/2012

CT U

I

18

100

GRANTOR: CLERK OF COURT

GRANTEE: CARVER RICHARD T &

1789/0299

4/20/2012

CT U

I

18

28,200

GRANTOR: CLERK OF COURT

GRANTEE: CARVER HOLLY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S27 E76 N27\$.