

RUSS KEITH & CYNTHIA L
35447 QUAIL ROAD
CALLAHAN, FL 32011

23-2N-24-1791-0007-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 1000820021,922123.600098.88190,047198619860070.0030.00

CONSTRUCTION

03GABLE/HIP 1001 M/H 93- - 100% - 0Heated Area: 1502HX Base Yr 1993

Exterior Wall

03GABLE/HIP 100

Roof Structure

03GABLE/HIP 100

Roof Cover

12MODULAR MT 100

Interior Wall

04PLYWOOD 100

Interior Floor

14CARPET 90

Interior Floor

08SHT VINYL 10

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02WOOD FRAME 100

Stories

1. 1. 100

Units

0 100

Quality

03 Quality Level 03

DOR CODE

0200MOBILE HOME

MAP NUM

MKT AREA08

NEIGHBORHOOD/LOC

8001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,144

100

1993

1,144

33,936

BAS

171

100

1997

171

5,072

FEP

220

85

1993

187

5,547

UGR

654

45

1997

294

8,721

UOP

112

25

1993

28

831

UOP

390

25

1997

98

2,907

TOTALS

2,691

1,922

57,014

EXTRA FEATURES

35447 QUAIL RD, CALLAHAN

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

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

1986

1986

3

58

2,030

2

0476

VF 6 SBPL

0 100

0

0

60.00

LF

32.00

32.00

100

2013

2013

3

83

1,594

LAND DESCRIPTION

TOTAL OB/XF3,624

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

100

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

01/06/2023

BY

WWA

Total Acres:

1.01

Total Land Value:

45,450

Market:

0

Agricultural:

0

Common:

45,450

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MARKET ADJUSTMENTS

TYPEMDL082002EFF. AREA1,922TOT ADJ PTS123.6000EFF. BASE RATE98.88REPL. COST NEW190,047AYB1986EYB1986ECON0FNCT0NORM070.00% COND30.00

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE57,014

TOTAL MARKET OB/XF VALUE3,624

TOTAL LAND VALUE - MARKET45,450

TOTAL MARKET VALUE106,088

SOH/AGL Deduction69,493

ASSESSED VALUE36,595

TOTAL EXEMPTION VALUEHX HB25,000

BASE TAXABLE VALUE11,595

TOTAL JUST VALUE106,088

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE83,919

PERMIT NUM

DESCRIPTION

AMT

ISSUED

E974010

NEW CONSTR

600

08/01/1997

B974103

GARAGE

18,000

07/01/1997

B973868

XFOB

3,000

04/01/1997

8953

MH MOVE-ON

21,000

07/01/1992

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / RSNCDSALE PRICE

0662/16227/08/1992WDQV18,000

GRANTOR:MIZELL W DORMAN

GRANTEE:RUSS KEITH & CYNTHI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FEP=[YR=1993] N10 W22 UOP=[YR=1997] W39 S10
UGR=[YR=1997] S25 E24 BAS=[YR=1997] E9 N19 W9 S19 \$ N19 E9 N6
W33 \$ E39 N10 \$ S10 E22 \$ W28 S26 E16 UOP=[YR=1993] S8 E14 N8
W14 \$ E28 N26 \$.