IN OR 1628/1903
EX R/W OR 247/170
1998 CONC TW/MH

SMITH RAYMOND E & ANDREA H/SMITH ASHTON R
35659 QUAIL RD
CALLAHAN, FL 32011

2025

24-2N-24-0000-0007-0000

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	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	0	0 100
Units		0 100
Quality	03	Quality Level 03

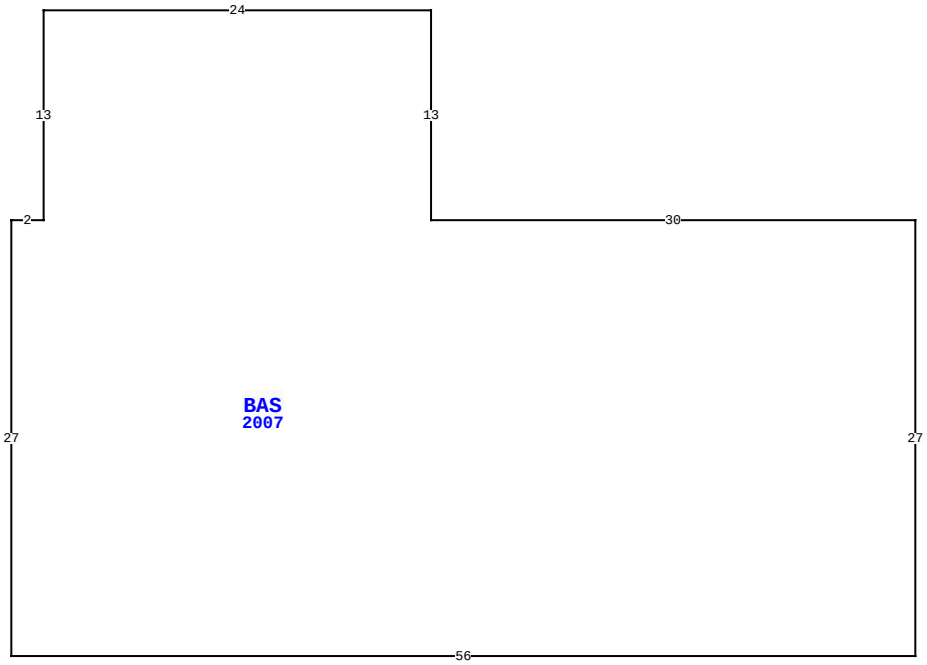
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100	2007	1,824	108,652
TOTALS	1,824			1,824	108,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,824	116.8000	99.28	181,087	1998	2008	0	0	0	40.00	60.00

1 M/H 94+ – 0% - 0 Heated Area: 1824 HX Base Yr



35659 QUAIL RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	149,935
TOTAL MARKET OB/XF VALUE	12,971
TOTAL LAND VALUE - MARKET	107,100
TOTAL MARKET VALUE	270,006
SOH/AGL Deduction	57,584
ASSESSED VALUE	212,422
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	212,422
TOTAL JUST VALUE	270,006
NCON VALUE	41,283
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016119	GARAGE	60,440	10/26/2022
MH971848	MH MOVE-ON	0	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1628/1903	6/30/2009	WD	Q	I	01	93,000
GRANTOR: CARVER RICHARD TROY &						
GRANTEE: SMITH RAYMOND E & A						
1573/1548	6/26/2008	WD	U	I	11	77,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: CARVER RICHARD TROY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W30N13W24S13W2S27E56 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0811	CONCRETE B	0	0	0	0	759.00	SF	5.20	5.20	100	2009	2009	3	89	3,513	
3	0753	UEP	0	0	7	4	28.00	SF	22.00	22.00	100	2016	2016	3	78	480	
4	0753	UEP	0	0	18	10	180.00	SF	44.00	44.00	100	2016	2016	3	78	6,178	

LAND DESCRIPTION

TOTAL OB/XF 12,971

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	3.57	AC		1.00	1.00	1.00	30,000.00	30,000.00	107,100							

REVIEW DATE 01/14/2025 BY WWA Total Acres: 3.57 Total Land Value: 107,100 Market: 0 Agricultural: 0 Common: 107,100 PRINTED 07/30/2025 BY SYS

IN OR 1628/1903
EX R/W OR 247/170
1998 CONC TW/MH

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2025

24-2N-24-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

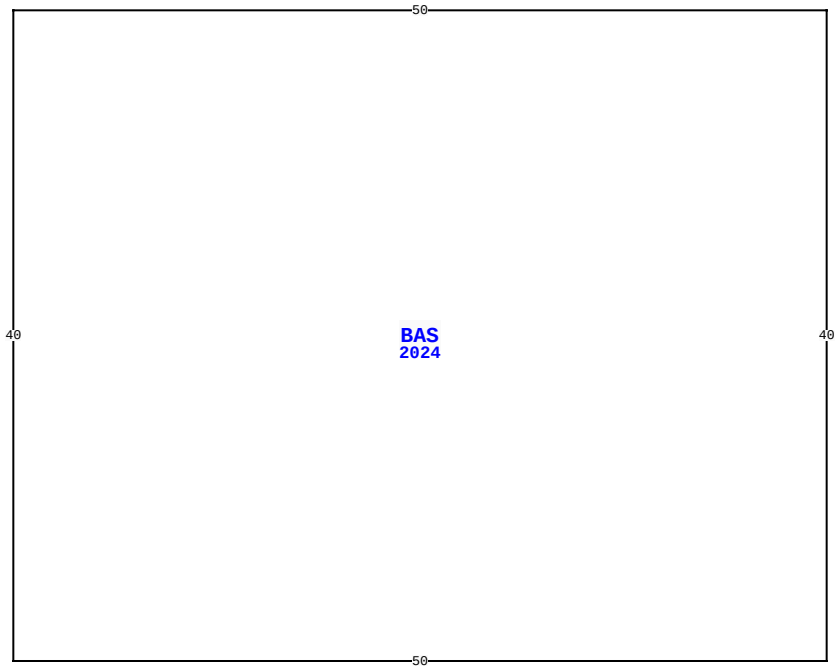
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2024	2,000	41,283
TOTALS	2,000			2,000	41,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,000	56.3500	20.85	41,700	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 0% - 2025 Heated Area: 2000 HX Base Yr



35659 QUAIL RD, CALLAHAN

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1573/1548	6/26/2008	WD	U	I	11	77,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: CARVER RICHARD TROY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] E50 S40 W50 N40 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/14/2025 BY WWA Total Acres: 3.57 Total Land Value: 107,100 Market: 0 Agricultural: 0 Common: 107,100 PRINTED 07/30/2025 BY SYS