IN OR 2494/1203
EX 14-16 & 14-23
2006 DESTINT DW/MH

RENNER TRAVIS & CARROLYN
35471 QUAIL RD
CALLAHAN, FL 32011

2025

24-2N-24-0000-0014-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	04	Quality Level 04

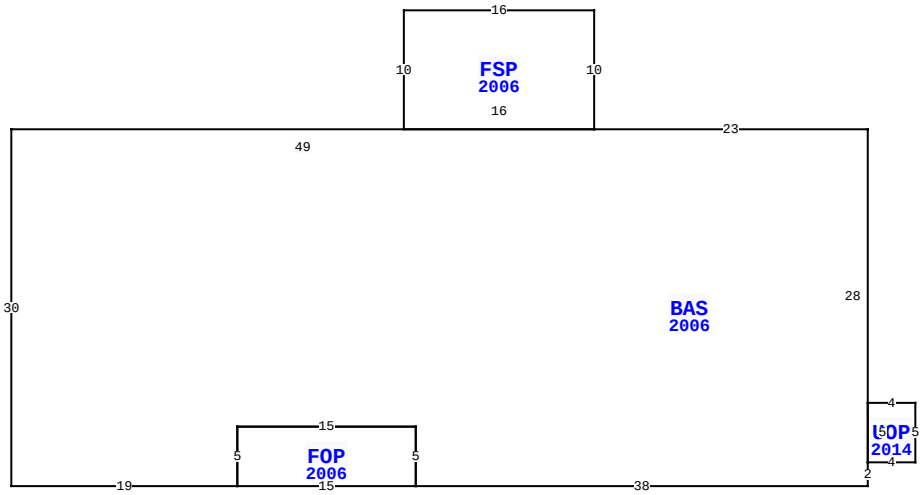
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,085	100	2006	2,085	203,490
FOP	75	30	2006	22	2,147
FSP	160	60	2006	96	9,370
UOP	20	25	2014	5	488
TOTALS	2,340			2,208	215,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,208	135.0800	114.82	253,523	2006	2017	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2023 Heated Area: 2085 HX Base Yr 2023



35471 QUAIL RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		215,495
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		72,800
TOTAL MARKET VALUE		291,410
SOH/AGL Deduction		16,798
ASSESSED VALUE		274,612
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		223,890
TOTAL JUST VALUE		291,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4729	MH MOVE-ON	0	03/02/2006
E16584	ELEC OTHER	0	01/01/2006
M10923	MECH OTHER	0	01/01/2006
P10630	OTHER	0	01/01/2006
B16831	FOUNDATION	1,900	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2494/1203	9/03/2021	WD	Q	I	02	227,000
GRANTOR: DRURY THOMAS W JR & B						
GRANTEE: RENNER TRAVIS & CAR						
1928/1309	7/15/2014	WD	Q	I	01	100,000
GRANTOR: LEWIS ROBIN R & DAVID						
GRANTEE: DRURY BLAKE & THOMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W23 FSP=[YR=2006] N10 W16 S10 E16$ W49 S30 E19 FOP=[YR=2006] E15 N5 W15 S5$ N5 E15 S5 E38 N2 UOP=[YR=2014] E4 N5 W4 S5$ N28$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

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	2.08	AC		1.00	1.00	1.00	35,000.00	35,000.00	72,800							

REVIEW DATE 09/17/2019 BY TWA Total Acres: 2.08 Total Land Value: 72,800 Market: 0 Agricultural: 0 Common: 72,800 PRINTED 07/30/2025 BY SYS