

IN OR 2673/653 & OR 1040/665
PARS 14-16 & 14-13
ESMT OR 605/956

MCFALLS VICTOR SCOTT & KATRINA
35487 QUAIL ROAD
CALLAHAN, FL 32011-3125

2025

24-2N-24-0000-0014-0160



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6												
Exterior Wall	30	VINYL 100	0800	02	1,976	117.2000	99.62	196,849	1997	1997	0	0	65.00	35.00	VALUATION SUMMARY												
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2003												Heated Area: 1752												
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2003												
Interior Wall	05	DRYWALL 100																									
Interior Floo	14	CARPET 80																									
Interior Floo	08	SHT VINYL 20																									
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			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	1,752	100	2002	1,752	61,087																						
FOP	88	30	2002	26	907																						
PTO	160	5	2002	8	279																						
UOP	760	25	2002	190	6,625																						
TOTALS			2,760		1,976	68,897																					
EXTRA FEATURES						35487 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	0811	CONCRETE B	0	100	0	0	760.00	SF	5.20	5.20	100	2000	2000	3	77	3,043											
2	0510	GARAGE WD-	0	100	35	26	910.00	SF	35.00	35.00	100	2000	2000	3	27	8,600											
3	0810	CONCRETE A	0	100	32	12	384.00	SF	6.50	6.50	100	2000	2000	3	77	1,922											
4	0810	CONCRETE A	0	100	0	0	268.00	SF	6.50	6.50	100	2002	2002	3	80	1,394											
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765											
LAND DESCRIPTION																		TOTAL OB/XF 17,724									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	9.60	AC		1.00	1.00	1.00	19,500.00	19,500.00	187,200										
REVIEW DATE 03/27/2024 BY WWA Total Acres: 9.60 Total Land Value: 187,200 Market: 0 Agricultural: 0 Common: 187,200 PRINTED 07/30/2025 BY SYS																											

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