LOT 6
IN OR 2005/1194
GMHGA1259925077A &

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

2026

12-2N-24-1640-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

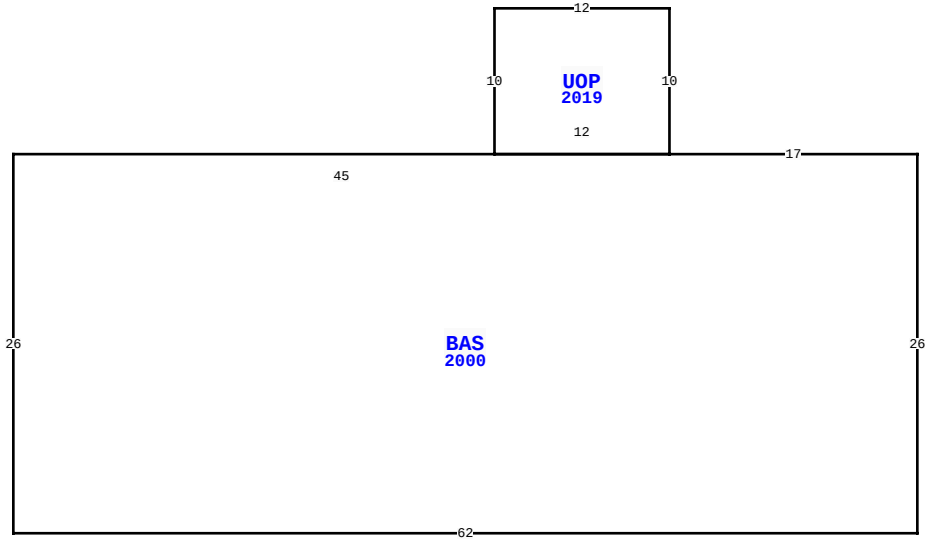
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	8014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	2000	1,612	89,660
UOP	120	25	2019	30	1,669
TOTALS	1,732			1,642	91,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,642	123.6000	111.24	182,656	1999	2004	0	0	0	50.00	50.00

1 M/H 94+ 0% - 0 Heated Area: 1612 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

451493 OLD DIXIE HWY, CALLAHAN

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	108,007
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	41,200
TOTAL MARKET VALUE	149,207
SOH/AGL Deduction	6,271
ASSESSED VALUE	142,936
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,936
TOTAL JUST VALUE	149,207
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003080	MH MOVE-ON	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2005/1194	9/29/2015	SW	U	I	12	49,500
GRANTOR: LSF8 MASTER PARTICIPA						
GRANTEE: CARVER RICHARD T &						
1988/1373	7/01/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: LSF8 MASTER PARTICI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W17 UOP=[YR=2019] N10 W12 S10 E12$ W45 S26 E62 N26$.

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
1	000100	C	RES	0	0004	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	40,000.00	40,000.00	41,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.03 Total Land Value: 41,200 Market: 0 Agricultural: 0 Common: 41,200 PRINTED 07/09/2026 BY SYS

LOT 6
IN OR 2005/1194
GMHGA1259925077A &

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BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

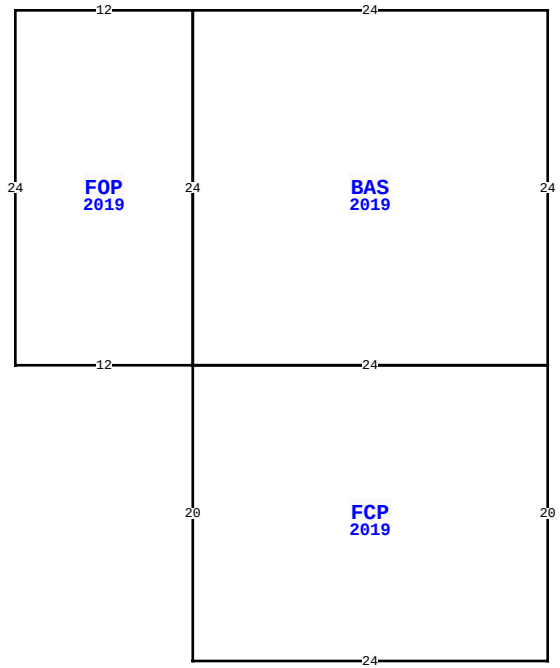
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2019	576	12,285
FCP	480	25	2019	120	2,560
FOP	288	30	2019	86	1,834
TOTALS	1,344			782	16,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	782	58.1900	22.69	17,744	2019	2019	0	0	0	6.00	94.00

2 GARAGE RES 0% - 0 Heated Area: 576 HX Base Yr



451493 OLD DIXIE HWY, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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GRANTOR: CLERK OF COURT						
GRANTEE: LSF8 MASTER PARTICI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=-30,-10] W24 S24 E24 N24 $
FCP=[YR=2019;ORIG=-54,34] E24 N20 W24 S20 $
FOP=[YR=2019;ORIG=-54,-10] W12 S24 E12 N24 $
.

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

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