PT OF SW1/4
IN OR 1057/803
2003 FTWD DW/MH

COBB JOSEPH W
35049 QUAIL ROAD
CALLAHAN, FL 32011

2026

14-2N-24-0000-0004-0130

NASSAU COUNTY PROPERTY

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 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	04	Quality Level 04

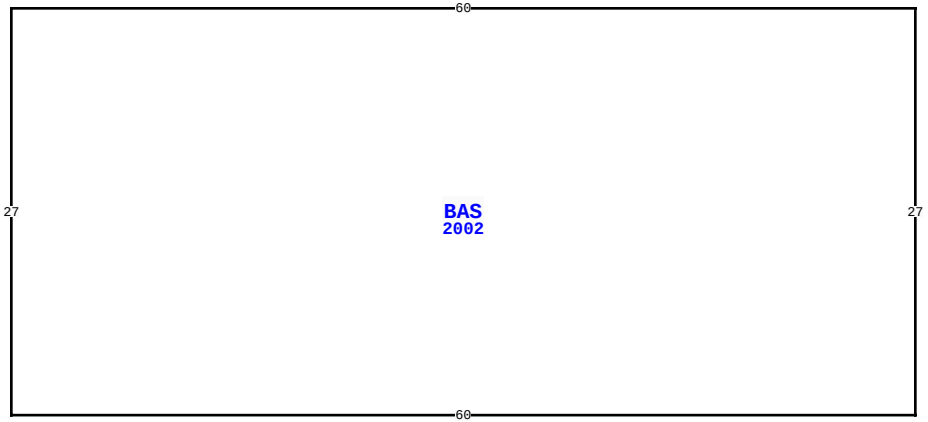
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2002	1,620	86,466
TOTALS	1,620			1,620	86,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	128.9200	116.03	187,969	2002	2002	0	0	0	54.00	46.00

1 M/H 94+ 100% - 2003 Heated Area: 1620 HX Base Yr 2003



35049 QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		86,466
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		57,200
TOTAL MARKET VALUE		146,606
SOH/AGL Deduction		85,752
ASSESSED VALUE		60,854
TOTAL EXEMPTION VALUE	HX HB	35,854
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		146,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3876	MH MOVE-ON	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1057/0803	5/23/2002	WD	Q	V	01	100

GRANTOR: COBB DENNIS W & JENNI

GRANTEE: COBB JOSEPH W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W60 S27 E60 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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	0007	OR	0.00	0.00	1.43	AC		1.00	1.00	1.00	40,000.00	40,000.00	57,200							

REVIEW DATE 03/26/2024 BY WWA Total Acres: 1.43 Total Land Value: 57,200 Market: 0 Agricultural: 0 Common: 57,200 PRINTED 07/09/2026 BY SYS