E1/2 OF NE1/4 IN OR 1268/666
2009 NOBI DW/MH

HENDRICKS JOHN HERSCHEL
PO BOX 1846
CALLAHAN, FL 32011-1846

2026

23-2N-24-0000-0001-0190

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 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	03	Quality Level 03

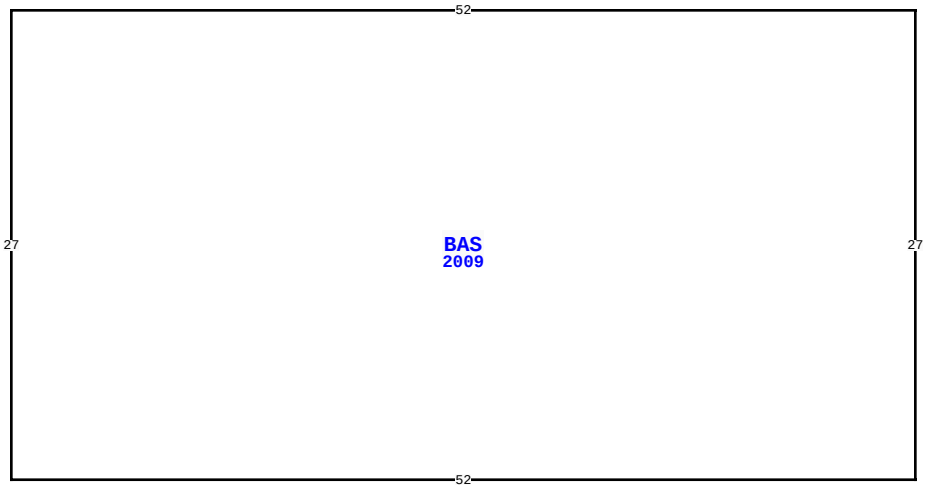
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2009	1,404	88,553
TOTALS	1,404			1,404	88,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	116.8000	105.12	147,588	2009	2009	0	0	0	40.00	60.00

1 M/H 94+ 100% - 2005 Heated Area: 1404 HX Base Yr 2005



35394 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		88,553
TOTAL MARKET OB/XF VALUE		4,368
TOTAL LAND VALUE - MARKET		41,600
TOTAL MARKET VALUE		134,521
SOH/AGL Deduction		56,710
ASSESSED VALUE		77,811
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		26,400
TOTAL JUST VALUE		134,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5199	CO ISSUED	0	07/23/2009
MH5199	MH MOVE-ON	0	07/01/2009
M14678	MECH OTHER	0	07/01/2009
P13834	OTHER	0	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1268/0666	10/25/2004	WD	U	I	07	100
GRANTOR: HENDRICKS DANIEL & JA						
GRANTEE: HENDRICKS JOHN HERS						
1260/1588	9/21/2004	WD	Q	I	06	100
GRANTOR: HENDRICKS JAMES & DAN						
GRANTEE: HENDRICKS JOHN HERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W52 S27 E52 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	0940	SHEDS/PORT	0	100	20	20	400.00	SF	30.00	30.00	100	1988	1988	3	20	2,400	
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1988	1988	3	20	576	
3	0680	POLE SHED	0	100	22	12	264.00	SF	10.00	10.00	100	1994	1994	3	20	528	
5	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	1994	1994	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 4,368

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	1.04	AC		1.00	1.00	1.00	40,000.00	40,000.00	41,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.04 Total Land Value: 41,600 Market: 0 Agricultural: 0 Common: 41,600 PRINTED 07/09/2026 BY SYS