PT NE1/4
IN OR 2105/1845
2008 FLTW DW/MH

CRAWFORD ALLEN J & SHEILA
35611 QUAIL RD
CALLAHAN, FL 32011

2026

24-2N-24-0000-0009-0040

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

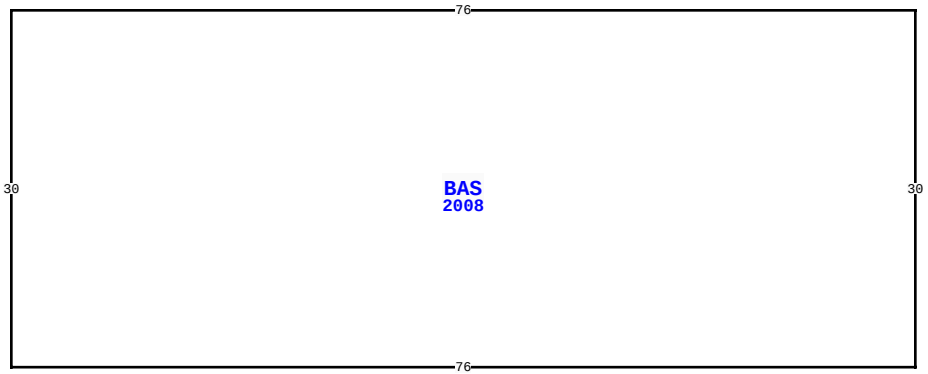
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2008	2,280	163,454
TOTALS	2,280			2,280	163,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	128.4800	115.63	263,636	2007	2010	0	0	0	38.00	62.00

1 M/H 94+ 100% - 2018 Heated Area: 2280 HX Base Yr 2018



35611 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		163,454
TOTAL MARKET OB/XF VALUE		6,310
TOTAL LAND VALUE - MARKET		76,400
TOTAL MARKET VALUE		246,164
SOH/AGL Deduction		105,594
ASSESSED VALUE		140,570
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		89,159
TOTAL JUST VALUE		246,164
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5065	CO ISSUED	0	05/01/2008
M13803	MECH OTHER	0	05/01/2008
P13202	OTHER	0	05/01/2008
E20751	ELEC OTHER	0	05/01/2008
MH5065	MH MOVE-ON	0	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2105/1845	2/27/2017	WD	Q	I	01	149,000
GRANTOR: GUZMAN MICHAEL & MICH						
GRANTEE: CRAWFORD ALLEN J &						
1919/1572	5/27/2014	SW	U	I	18	61,900
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: GUZMAN MICHAEL & MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W76 S30 E76 N30$.

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	2007	2007	3	89	3,115	
2	0753	UEP	0	100	16	10	160.00	SF	22.00	22.00	100	2010	2010	3	52	1,830	
3	1242	WD DECK A	0	100	0	0	175.00	SF	10.00	10.00	100	2019	2019	3	78	1,365	

LAND DESCRIPTION

TOTAL OB/XF 6,310

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	1.91	AC		1.00	1.00	1.00	40,000.00	40,000.00	76,400							

REVIEW DATE 03/01/2024 BY WWA Total Acres: 1.91 Total Land Value: 76,400 Market: 0 Agricultural: 0 Common: 76,400 PRINTED 07/09/2026 BY SYS