PT OF E1/2 OF SE1/4 OF NE1/4
IN OR 2260/808

CAMP ALBERT M
35752 QUAIL RD
CALLAHAN, FL 32011

2026

24-2N-24-0000-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

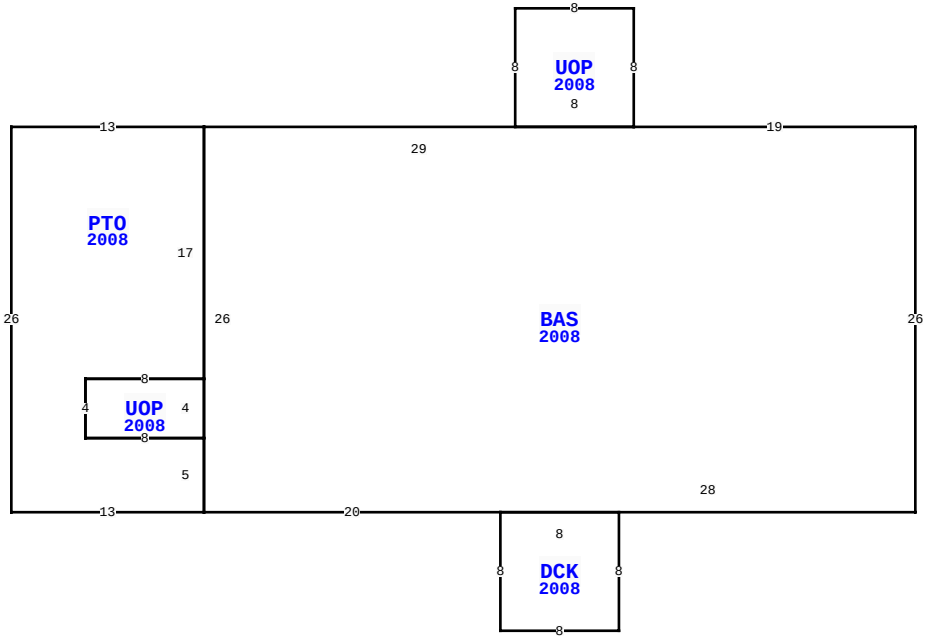
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2008	1,248	55,351
DCK	64	15	2008	10	444
PTO	306	5	2008	15	665
UOP	32	25	2008	8	355
UOP	64	25	2008	16	710
TOTALS	1,714			1,297	57,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,297	123.2000	110.88	143,811	1999	1999	0	0	0	60.00	40.00

2 M/H 94+ 100% - 2020 Heated Area: 1248 HX Base Yr 2020



35752 QUAIL RD, CALLAHAN

BLD DATE	04/29/2009 DJ	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		57,524
TOTAL MARKET OB/XF VALUE		6,160
TOTAL LAND VALUE - MARKET		74,800
TOTAL MARKET VALUE		138,484
SOH/AGL Deduction		44,724
ASSESSED VALUE		93,760
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		42,349
TOTAL JUST VALUE		138,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4592	NEW CONSTR	0	06/01/2006
P0509408	OTHER	0	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2260/0808	2/15/2019	TD	U	I	40	60,000
GRANTOR: SCAFF LIVING TRUST						
GRANTEE: CAMP ALBERT M						
2260/0803	2/15/2019	WD	U	I	37	50,000
GRANTOR: CLINE MARK ALLEN						
GRANTEE: THE SCAFF LIVING TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W19 UOP=[YR=2008] N8 W8 S8 E8$ W29
PTO=[YR=2008] W13 S26 E13 N5 UOP=[YR=2008] N4 W8 S4 E8$ W8
N4 E8 N17$ S26 E20 DCK=[YR=2008] S8 E8 N8 W8$ E28 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
4	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2008	2008	3	44	6,160	

LAND DESCRIPTION

TOTAL OB/XF 6,160

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	1.87	AC		1.00	1.00	1.00	40,000.00	40,000.00	74,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.87 Total Land Value: 74,800 Market: 0 Agricultural: 0 Common: 74,800 PRINTED 07/09/2026 BY SYS