LOT 39 (EX S-1)
IN OR 687/803
R583292 & R583293 & R583294

LONG GEORGE A & JANET J
33680 WOODS LANE
CALLAHAN, FL 32011

2023

11-1N-24-2180-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

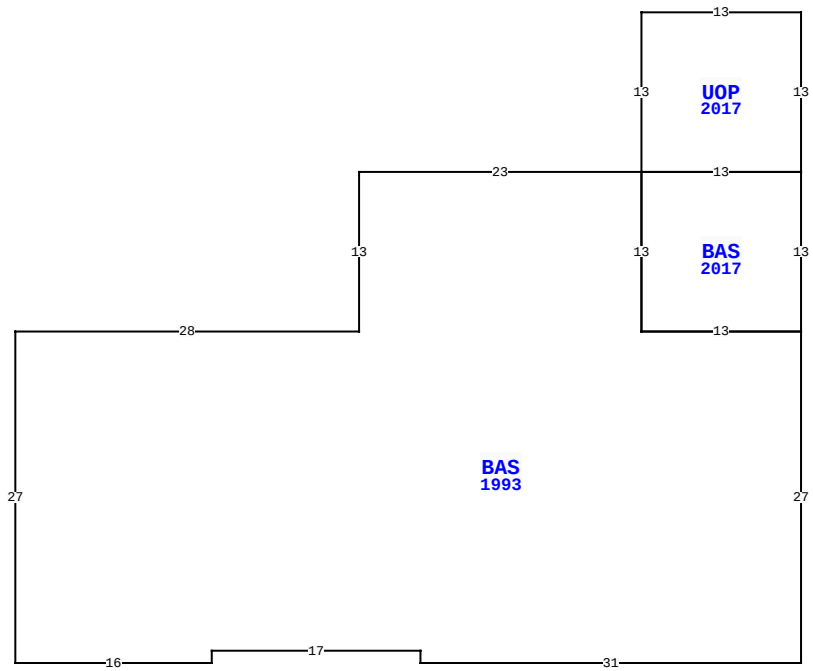
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,010	100	2,010	67,833
BAS	169	100	169	5,703
UOP	169	25	42	1,417
TOTALS	2,348		2,221	74,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,221	118.0000	76.70	170,351	1993	1998	0	0	0	56.00	44.00

1 M/H 93- – 100% - 0 Heated Area: 2179 HX Base Yr



33680 WOODS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		74,954
TOTAL MARKET OB/XF VALUE		10,022
TOTAL LAND VALUE - MARKET		136,192
TOTAL MARKET VALUE		221,168
SOH/AGL Deduction		139,281
ASSESSED VALUE		81,887
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		31,887
TOTAL JUST VALUE		221,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0687/0803	8/27/1993	WD	Q	V		22,000

GRANTOR: COMER & WHITMORE
GRANTEE: LONG GEORGE & JANET

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2017] W13 S13 BAS=[YR=1993] W23 S13 W28 S27 E16 N1 E17 S1 E31 N27 BAS=[YR=2017] N13 W13 S13 E13$ W13 N13$ E13 N13$.

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	0510	GARAGE WD-	0	100	24	35	840.00	SF	35.00	35.00	100	1999	1999	3	28	8,232	
2	0940	SHEDS/PORT	0	100	8	16	128.00	SF	19.50	19.50	100	1983	1983	3	20	499	
3	0940	SHEDS/PORT	0	100	8	16	128.00	SF	19.50	19.50	100	1986	1986	3	20	499	
5	0752	USP	0	100	16	11	176.00	SF	15.00	15.00	100	2001	2001	3	30	792	

LAND DESCRIPTION

TOTAL OB/XF 10,022

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	8.96	AC		1.00	1.00	0.80	19,000.00	15,200.00	136,192							

REVIEW DATE 07/12/2022 BY TWA Total Acres: 8.96 Total Land Value: 136,192 Market: 0 Agricultural: 0 Common: 136,192 PRINTED 08/02/2023 BY SYS