PT OF LOTS 41 42 55 & 56
IN OR 2527/1554
TOWN OF CRAWFORD

JURY MICHAEL & MARY
33639 WOODS LN
CALLAHAN, FL 32011

2023

11-1N-24-2180-0041-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

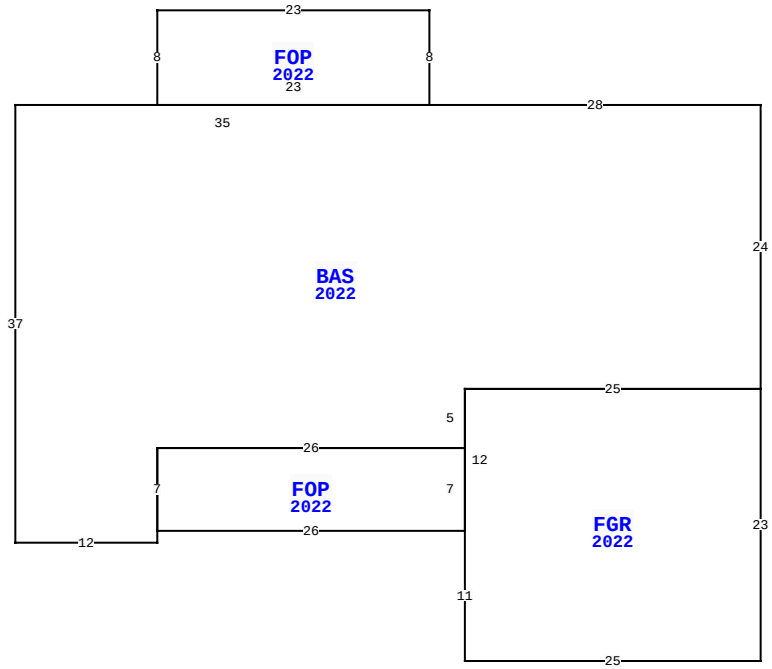
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,798	100	1,798	220,651
FGR	575	55	316	38,780
FOP	182	30	55	6,750
FOP	184	30	55	6,750
TOTALS	2,739		2,224	272,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,224	103.3410	122.72	272,929	2022	2022	0	0	0	0.00	100.00

3 SNGL FAM – 100% - 2023 Heated Area: 1798 HX Base Yr 2023



33639 WOODS LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		272,929
TOTAL MARKET OB/XF VALUE		3,146
TOTAL LAND VALUE - MARKET		105,500
TOTAL MARKET VALUE		381,575
SOH/AGL Deduction		107,941
ASSESSED VALUE		273,634
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		223,634
TOTAL JUST VALUE		381,575
NCON VALUE		191,314
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000089	CO ISSUED	0	01/04/2023
22005299	NEW CONSTR	305,228	04/06/2022
P036388	NEW CONSTR	0	01/28/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2527/1554	1/07/2022	QC	U	V	11	100
GRANTOR: MCELROY CHANCE W & RO						
GRANTEE: JURY MICHAEL & MARY						
2501/1622	10/04/2021	QC	U	V	11	80,000
GRANTOR: MCELROY CHANCE W & RO						
GRANTEE: JURY MICHAEL & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W28 FOP=[YR=2022] N8 W23 S8 E23$ W35 S37 E12 N1 FOP=[YR=2022] E26 FGR=[YR=2022] S11 E25 N23 W25 S12$ N7 W26 S7$ N7 E26 N5 E25 N24$.

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
3	0811	CONCRETE B	0	100	0	0	605.00	SF	5.20	5.20	100	2022	2022	3	100	3,146	

LAND DESCRIPTION

TOTAL OB/XF 3,146

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	4.22	AC		1.00	1.00	1.00	25,000.00	25,000.00	105,500							

REVIEW DATE 12/29/2022 BY WW Total Acres: 4.22 Total Land Value: 105,500 Market: 0 Agricultural: 0 Common: 105,500 PRINTED 08/02/2023 BY SYS