

PT OF LOT 41 (S-1) & PT OF
LOT 42 (S-1) IN OR 2345/1143
(EX OR 1049/492)

LAND DANNY MORRIS & EDNA D
33645 WOODS LANE
CALLAHAN, FL 32011

2023

11-1N-24-2180-0041-0010



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 90		
Interior Floo	08	SHT VINYL 10		
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	04	Quality Level 04		
DOR CODE	0200MOBILE 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	1,144	100	1,144	67,502
BAS	288	100	288	16,994
UOP	36	25	9	531
USP	492	50	246	14,515
TOTALS	1,960		1,687	99,542

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,687	135.9600	95.17	160,552	1998	2007	0	0	38.00	62.00
1 M/H 94+ - 100% - 2004 Heated Area: 1432 HX Base Yr 2004											
18 16 16 18 28 16 26 26 3 41 12 3 41 BAS 2019 BAS 2003 USP 2003											
33645 WOODS LN, CALLAHAN											
BLD DATE						LGL DATE			06/13/2023		
XF DATE						LAND DATE			MLU		
INC DATE						AG DATE					

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE					99,542							
TOTAL MARKET OB/XF VALUE					1,488							
TOTAL LAND VALUE - MARKET					42,600							
TOTAL MARKET VALUE					143,630							
SOH/AGL Deduction					74,960							
ASSESSED VALUE					68,670							
TOTAL EXEMPTION VALUE					HX HB		43,670					
BASE TAXABLE VALUE					25,000							
TOTAL JUST VALUE					143,630							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					113,309							
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