PT OF LOT 42
IN OR 2305/1700
TOWN OF CRAWFORD

BLAIR SANDRA
33656 WOODS LN
CALLAHAN, FL 32011

2023

11-1N-24-2180-0042-0030

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 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
Quality	04	Quality Level 04

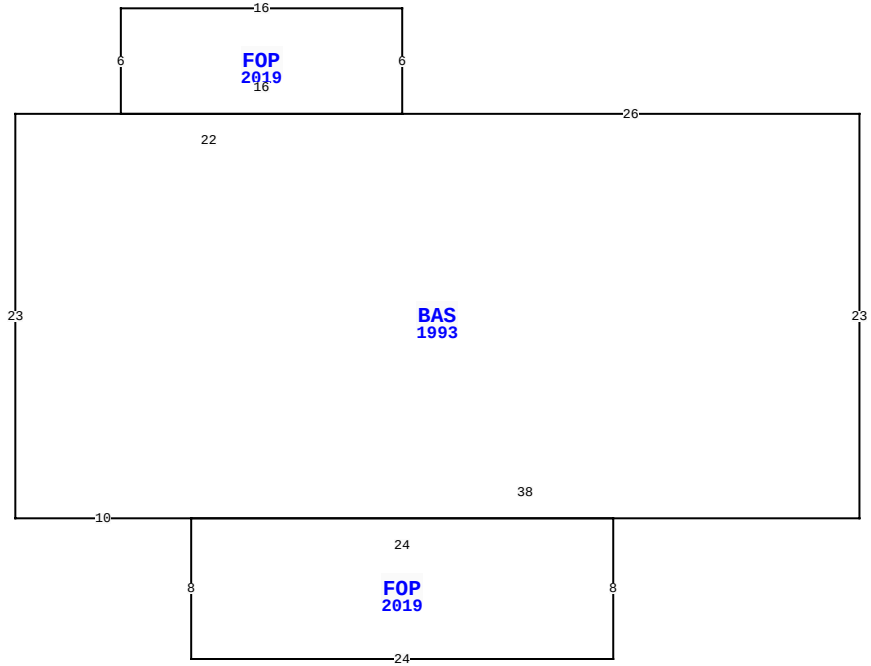
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	62,644
FOP	96	30	29	1,645
FOP	192	30	58	3,291
TOTALS	1,392		1,191	67,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,191	136.4000	88.66	105,594	1988	2008	0	0	0	36.00	64.00

1 M/H 93- – 100% - 2020 Heated Area: 1104 HX Base Yr 2020



33656 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		67,580
TOTAL MARKET OB/XF VALUE		23,422
TOTAL LAND VALUE - MARKET		91,250
TOTAL MARKET VALUE		182,252
SOH/AGL Deduction		95,615
ASSESSED VALUE		86,637
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		36,637
TOTAL JUST VALUE		182,252
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003726	CO ISSUED	0	05/04/2020
20001351	MH MOVE-ON	0	02/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2305/1700	9/18/2019	WD	U	I	30	175,000
GRANTOR: JUDE MARVIN MITCHELL						
GRANTEE: BLAIR SANDRA						
1915/1597	5/02/2014	QC	U	I	11	100
GRANTOR: JUDE MARVIN MITCHELL						
GRANTEE: JUDE MARVIN MITCHEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FOP=[YR=2019] N6 W16 S6 E16$ W22 S23 E10
FOP=[YR=2019] S8 E24 N8 W24$ E38 N23$.

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	1993	1993	3	76	2,660	
2	0510	GARAGE WD-	0	100	30	26	780.00	SF	35.00	35.00	100	1995	1995	3	24	6,552	
3	0810	CONCRETE A	0	100	0	0	425.00	SF	6.50	6.50	100	2000	2000	3	80	2,210	
4	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000	
5	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 23,422

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	3.65	AC		1.00	1.00	1.00	25,000.00	25,000.00	91,250							

REVIEW DATE 07/16/2020 BY TW Total Acres: 3.65 Total Land Value: 91,250 Market: 0 Agricultural: 0 Common: 91,250 PRINTED 08/02/2023 BY SYS