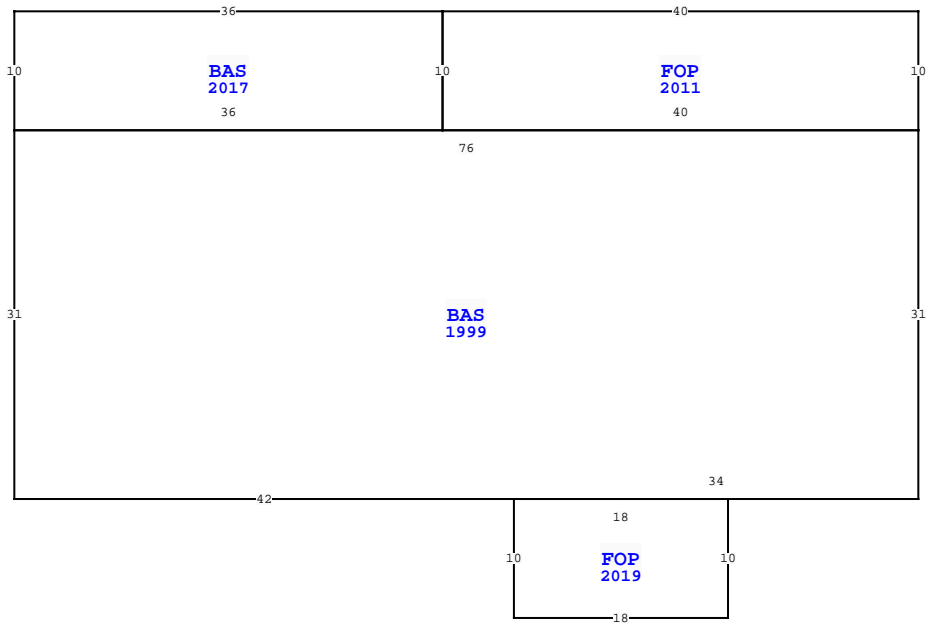


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
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
BAS	2,356	100	2,356
BAS	360	100	360
FOP	400	30	120
FOP	180	30	54
TOTALS	3,296		2,890
			154,023

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	2,890	135.9600	95.17	275,041	1999	2004	0	0	44.00	56.00		
1 M/H 94+ - 100% - 1995 Heated Area: 2716 HX Base Yr 1995													



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		172,065	
TOTAL MARKET OB/XF VALUE		23,874	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		270,939	
SOH/AGL Deduction		124,955	
ASSESSED VALUE		145,984	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		95,984	
TOTAL JUST VALUE		270,939	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		191,364	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000955	GARAGE	53,344	01/30/2019
19000956	CARPORT	29,397	01/30/2019
MH992558	MH MOVE-ON	0	01/02/1999
9157	MH MOVE-ON	9,000	12/28/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0667/0296	9/22/1992	WD	Q	V		22,500
GRANTOR: HOWARD JAMES & D						
GRANTEE: KILGORE JOHN ET AL						
0667/0294	9/22/1992	WD	U	V		10,000
GRANTOR: JONES NANCIE K						
GRANTEE: HOWARD JAMES & D						

EXTRA FEATURES																
L N	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
2	0940	SHEDS/PORT	0 100	16	16	256.00	SF	21.30	21.30	100	1995	1995	3	20	1,091	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
4	0300	BOAT DCK W	0 100	20	10	200.00	SF	40.00	40.00	100	1999	1999	3	28	2,240	
5	0510	GARAGE WD-	0 100	20	20	400.00	SF	28.00	28.00	100	2002	2002	3	32	3,584	
6	0754	FOP	0 100	16	12	192.00	SF	15.00	15.00	100	2017	2017	3	82	2,362	
7	1242	WD DECK A	0 100	0	0	720.00	SF	10.00	10.00	100	2018	2018	3	86	6,192	
8	0812	CONCRETE C	0 100	0	0	1,380.00	SF	4.00	4.00	100	2019	2019	3	99	5,465	

TOTAL OB/XF														23,874				
33606 WOODS LN, CALLAHAN														BLD DATE		LGL DATE	06/16/2023	MLU
														XF DATE		LAND DATE		
														INC DATE		AG DATE		

BUILDING NOTES													
FOP=[YR=2011] W40 BAS=[YR=2017] W36 S10 BAS=[YR=1999] S31 E42													
FOP=[YR=2019] S10 E18 N10 W18\$ E34 N31 W76\$ E36 N10\$ S10 E40 N10\$.													

BUILDING DIMENSIONS													
FOP=[YR=2011] W40 BAS=[YR=2017] W36 S10 BAS=[YR=1999] S31 E42													
FOP=[YR=2019] S10 E18 N10 W18\$ E34 N31 W76\$ E36 N10\$ S10 E40 N10\$.													

LAND DESCRIPTION														TOTAL OB/XF										23,874	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000								

