LOT D
IN OR 2154/346
TUPELO WOODS PB 8/64

BLANTON DAVID G & DANIELLE H
33310 WOODS LN
CALLAHAN, FL 32011

2023

15-1N-24-2100-000D-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

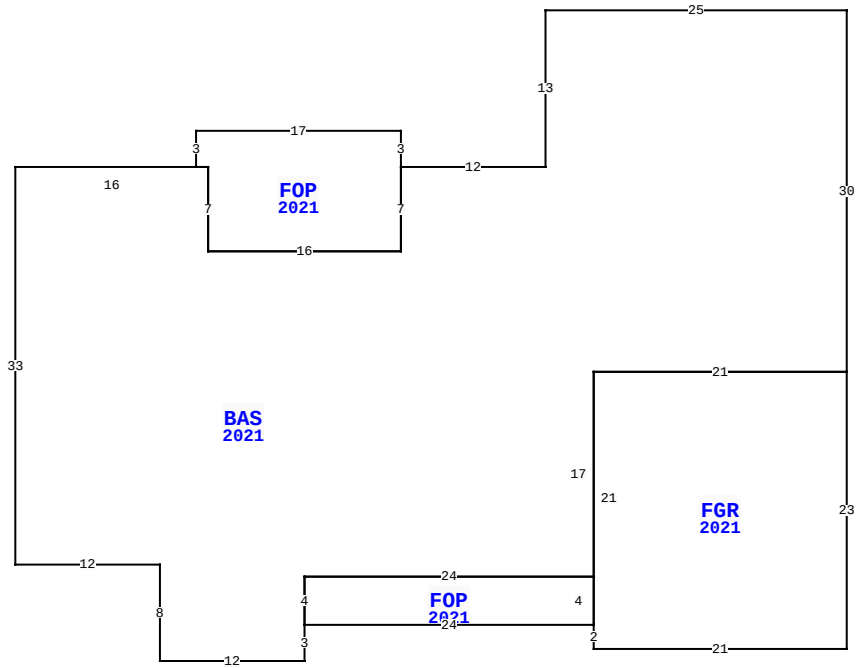
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5401	TIMBER 2-1 SI 90+
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,274	100	2,274	283,954
FGR	483	55	266	33,215
FOP	96	30	29	3,621
FOP	163	30	49	6,119
TOTALS	3,016		2,618	326,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,618	105.1536	124.87	326,910	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2022 Heated Area: 2274 HX Base Yr 2022



33310 WOODS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		326,910
TOTAL MARKET OB/XF VALUE		3,089
TOTAL LAND VALUE - MARKET		143,598
TOTAL MARKET VALUE		397,786
SOH/AGL Deduction		115,050
ASSESSED VALUE		282,736
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		232,736
TOTAL JUST VALUE		473,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003308	GARAGE	0	03/01/2022
21008794	CO ISSUED	0	07/06/2021
20010031	NEW CONSTR	309,873	10/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2154/0346	10/25/2017	WD	U	V	37	32,000
GRANTOR: VERES DAVID						
GRANTEE: BLANTON DAVID G & D						
1993/0008	7/23/2015	QC	U	V	11	19,500
GRANTOR: VERES DAVID & PATRICI						
GRANTEE: VERES DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W25 S13 W12 FOP=[YR=2021] N3 W17 S3 E1 S7 E16 N7$ S7 W16 N7 W16 S33 E12 S8 E12 N3 FOP=[YR=2021] E24 FGR=[YR=2021] S2 E21 N23 W21 S21$ N4 W24 S4$ N4 E24 N17 E21 N30$.

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	0811	CONCRETE B	0	100	0	0	594.00	SF	5.20	5.20	100	2021	2021	3	100	3,089	

LAND DESCRIPTION

TOTAL OB/XF 3,089

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		OR	0.00	0.00	2.10	AC		1.00	1.00	1.00	30,000.00	30,000.00	63,000							
2	005401	A	TIMB2-1 SI	0			0.00	0.00	6.06	AC		1.00	1.00	1.00	790.00	790.00	4,787							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	6.06	AC		1.00	1.00	0.70	19,000.00	13,300.00	80,598							

REVIEW DATE 01/04/2022 BY TW Total Acres: 8.16 Total Land Value: 67,787 Market: 80,598 Agricultural: 4,787 Common: 63,000 PRINTED 08/02/2023 BY SYS