

LOTS 1247 & 1260
IN OR 1953/675 & OR 1953/680
(EX PT IN OR 1562/574,

HASKETT LINDA HUGHES/FIFE MAXINE HUGHES
33283 WOODS LN
CALLAHAN, FL 32011

2023

15-1N-24-2180-1247-0000



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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	0	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	34,618
FEP	144	85	122	2,707
FOP	168	30	50	1,110

TOTALS	1,872	1,732	38,435
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	106.00	SF	6.50	6.50	
2	0680	POLE SHED	0	100	50	24	1,200.00	SF	10.00	10.00	
3	0680	POLE SHED	0	100	50	24	1,200.00	SF	7.50	7.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC	
2	009900	C	AC NON-AG	0			0.00	0.00	17.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,732	113.8000	73.97	128,116	1973	1980	0	0	70.00	30.00
1 M/H 93- - 100% - 2018 Heated Area: 1682 HX Base Yr 2018											
33283 WOODS LN, CALLAHAN											
BLD DATE: 06/13/2023 MLU											

TOTAL OB/XF											
4,921											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 6 Tax Dist:											
BUILDING MARKET VALUE 38,435											
TOTAL MARKET OB/XF VALUE 4,921											
TOTAL LAND VALUE - MARKET 268,000											
TOTAL MARKET VALUE 311,356											
SOH/AGL Deduction 168,225											
ASSESSED VALUE 143,131											
TOTAL EXEMPTION VALUE HX HB 25,000											
BASE TAXABLE VALUE 118,131											
TOTAL JUST VALUE 311,356											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 156,522											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20877	ELEC OTHER	0	06/01/2008
M13877	MECH OTHER	0	06/01/2008
P13247	OTHER	0	06/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1953/0680	12/12/2014	FJ	U	I	11		0
GRANTOR: HUGHES HENRY E EST							
GRANTEE: HASKETT LINDA HUGHE							
1953/0675	12/12/2014	FJ	U	I	11		0
GRANTOR: HUGHES HENRY E EST							
GRANTEE: HASKETT LINDA HUGHE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FEP=[YR=2007] W18 S8 BAS=[YR=1993] W47 S24 E30 FOP=[YR=2007] S8 E21 N8 W21\$ E35 N24 W18\$ E18 N8\$.											