PT OF LOT 1299 (S-3)
IN OR 2461/1175
TOWN OF CRAWFORD

WOODS JACOB B
33585 MEADOWS LN
CALLAHAN, FL 32011

2023

23-1N-24-2180-1299-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

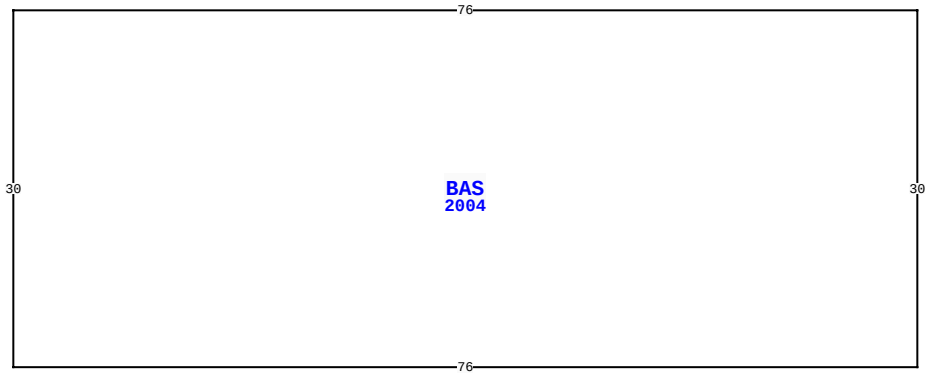
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	136,260
TOTALS	2,280		2,280	136,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	129.3600	90.55	206,454	2004	2009	0	0	0	34.00	66.00

1 M/H 94+ – 0% - 0 Heated Area: 2280 HX Base Yr



33585 MEADOWS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	136,260
TOTAL MARKET OB/XF VALUE	5,980
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	187,240
SOH/AGL Deduction	30,409
ASSESSED VALUE	156,831
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,831
TOTAL JUST VALUE	187,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2461/1175	5/07/2021	WD	Q	I	01	190,000
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: WOODS JACOB B						
2121/0767	5/16/2017	SW	U	I	37	80,000
GRANTOR: HIGHLINK LLC TRUSTEE						
GRANTEE: HENDRICKS DANIEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S30 E76 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0681	POLE SHED	0	0	8	8	64.00	SF	15.00	15.00	100	2005	2005	3	44	422	
3	0810	CONCRETE A	0	0	36	12	432.00	SF	6.50	6.50	100	2005	2005	3	87	2,443	

LAND DESCRIPTION

TOTAL OB/XF 5,980

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	0	0005	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,000							

REVIEW DATE 02/11/2022 BY TWX Total Acres: 1.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS