W1/2 OF LOT 1323 IN OR 536/331
& E1/2 OF ABND R/W LYING W
THEREOF BY RES 1987-48

ANDERSON D LEON & ALICE F
33561 WYATT TRL
CALLAHAN, FL 32011

2023

23-1N-24-2180-1323-0020

BUILDING CHARACTERISTICS

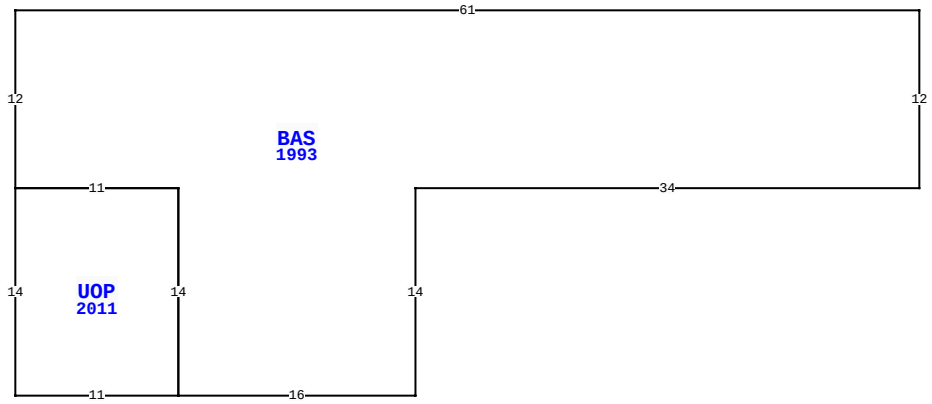
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	13	PREFAB PNL 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	956	100	956	17,283
UOP	154	25	38	687
TOTALS	1,110		994	17,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	994	92.7000	60.26	59,898	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 956 HX Base Yr



33561 WYATT TRL, CALLAHAN

BLD DATE		LGL DATE	05/22/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		17,969
TOTAL MARKET OB/XF VALUE		7,570
TOTAL LAND VALUE - MARKET		69,760
TOTAL MARKET VALUE		95,299
SOH/AGL Deduction		56,809
ASSESSED VALUE		38,490
TOTAL EXEMPTION VALUE	HX HB SX	38,490
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		95,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0536/0331	2/05/1988	WD	U	V	01	100

GRANTOR: ANDERSON TOMMY & R E

GRANTEE: ANDERSON D LEON & A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W61 S12 UOP=[YR=2011] S14 E11 N14 W11$ E11 S14 E16 N14 E34 N12$.

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
4	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
5	0510	GARAGE WD-	0	100	34	24	816.00	SF	26.95	26.95	100	1990	1990	3	20	4,398	
6	0300	BOAT DCK W	0	100	0	0	170.00	SF	40.00	40.00	100	2000	2000	3	29	1,972	

LAND DESCRIPTION

TOTAL OB/XF 7,570

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	000102	C	SFR/MH	100	0007	OR	0.00	0.00	5.45	AC		1.00	1.00	0.80	16,000.00	12,800.00	69,760							

REVIEW DATE 06/07/2022 BY TWA Total Acres: 5.45 Total Land Value: 69,760 Market: 0 Agricultural: 0 Common: 69,760 PRINTED 08/02/2023 BY SYS