PT OF LOT 3
PT OR 2084/758
EX R/W OR 1206/290

DUGGAN VONDA K &/FAULK VERONICA F
33125 JANES LN
CALLAHAN, FL 32011

2023

37-1N-24-2220-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

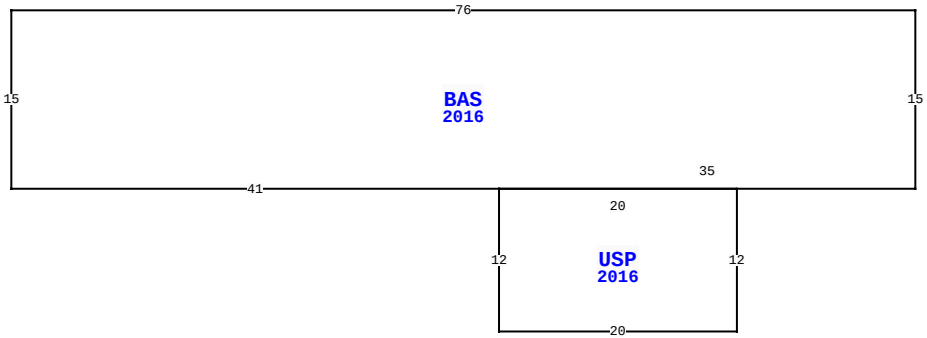
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1,140	83,885
USP	240	50	120	8,830
TOTALS	1,380		1,260	92,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,260	116.8000	81.76	103,018	2016	2016	0	0	0	10.00	90.00

1 M/H 94+ – 0% - 0 Heated Area: 1140 HX Base Yr



33126 JANES 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	116,950
TOTAL MARKET OB/XF VALUE	5,169
TOTAL LAND VALUE - MARKET	54,600
TOTAL MARKET VALUE	176,719
SOH/AGL Deduction	33,160
ASSESSED VALUE	143,559
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,559
TOTAL JUST VALUE	176,719
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165775	CO ISSUED	0	09/21/2016
MH165775	MH MOVE-ON	0	08/31/2016
MH003173	MH MOVE-ON	0	07/01/2000
7741	MH MOVE-ON	2,000	03/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2084/0758	11/21/2016	WD	U	I	11	100
GRANTOR: GILES RAYFORD CURTIS						
GRANTEE: DUGGAN VONDA K & VE						
0666/1650	9/16/1992	WD	Q	I		22,000
GRANTOR: BLANTON FRANK & TINA						
GRANTEE: GILES RAYFORD C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W76 S15 E41 USP=[YR=2016] S12 E20 N12 W20$ E35 N15$.

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
2	0940	SHEDS/PORT	0	0	10	24	240.00	SF	18.30	18.30	100	1991	1991	3	20	878	
3	0752	USP	0	0	35	8	280.00	SF	15.00	15.00	100	2000	2000	3	29	1,218	
6	0350	CARPORT WD	0	0	24	20	480.00	SF	8.58	8.58	100	1992	1992	3	20	824	
7	0681	POLE SHED	0	0	20	10	200.00	SF	15.00	15.00	100	1995	1995	3	24	720	
8	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	2001	2001	3	20	864	
9	0753	UEP	0	0	6	6	36.00	SF	22.00	22.00	100	2016	2016	3	84	665	

LAND DESCRIPTION

TOTAL OB/XF 5,169

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	0	0004	OR	0.00	0.00	1.82	AC		1.00	1.00	1.00	30,000.00	30,000.00	54,600							

REVIEW DATE 08/17/2022 BY TWA Total Acres: 1.82 Total Land Value: 54,600 Market: 0 Agricultural: 0 Common: 54,600 PRINTED 08/02/2023 BY SYS

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PT OR 2084/758
EX R/W OR 1206/290

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Bedrooms		3 100
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Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

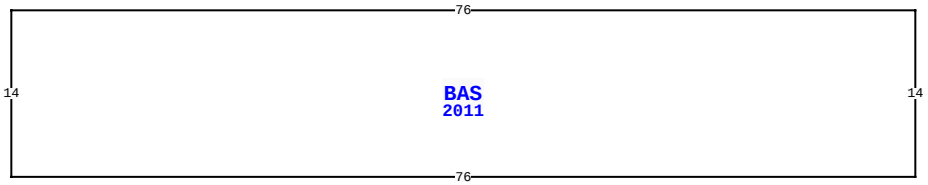
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	24,234
TOTALS	1,064		1,064	24,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	116.8000	75.92	80,779	1990	1990	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1064 HX Base Yr



33126 JANES LN, CALLAHAN

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XF DATE		LAND DATE	06/13/2023 MLU
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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: DUGGAN VONDA K & VE						
0666/1650	9/16/1992	WD	Q	I		22,000
GRANTOR: BLANTON FRANK & TINA						
GRANTEE: GILES RAYFORD C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W76 S14 E76 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/17/2022 BY TWA Total Acres: 1.82 Total Land Value: 54,600 Market: 0 Agricultural: 0 Common: 54,600 PRINTED 08/02/2023 BY SYS