PT OF LOT 40
IN OR 655/805
TOWN OF CRAWFORD

PRESCOTT ARNOLD L EST
33685 WOODS LN
CALLAHAN, FL 32011

2024

11-1N-24-2180-0040-0050

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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

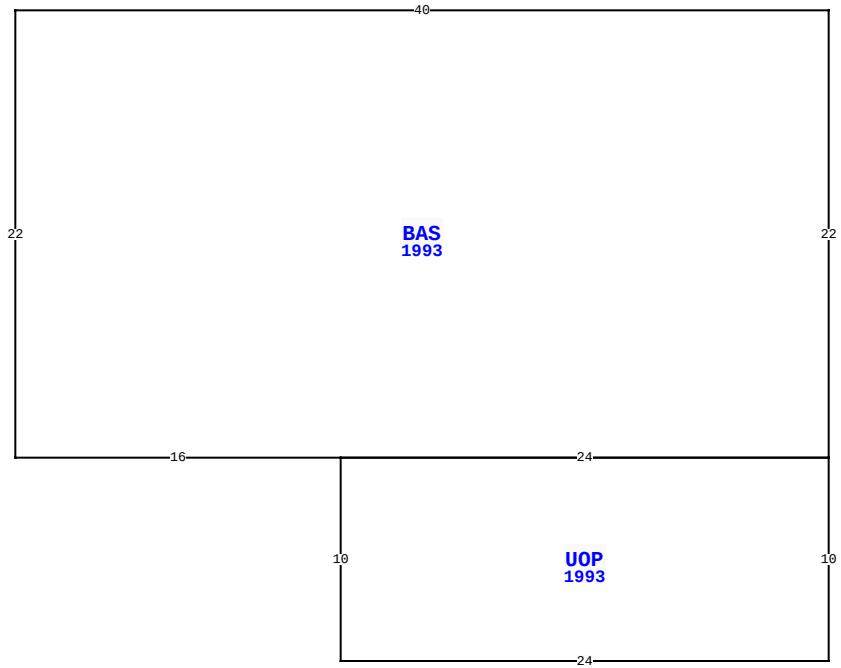
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	880	65,984
UOP	240	20	48	3,599
TOTALS	1,120		928	69,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	928	101.5200	96.44	89,496	1963	1963	0	0	0	22.25	77.75

1 SINGLE FAM – 0% - 0 Heated Area: 880 HX Base Yr



33685 WOODS 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	69,583
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	27,450
TOTAL MARKET VALUE	97,033
SOH/AGL Deduction	6,227
ASSESSED VALUE	90,806
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,806
TOTAL JUST VALUE	97,033
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0655/0805	4/23/1992	WD	U	I	10	5,900
GRANTOR: HOME SECURITY CORP						
GRANTEE: PRESCOTT ARNOLD & E						
0136/0605	1/01/1972	TA	Q	I		5,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S22 E16 UOP=[YR=1993] S10 E24 N10 W24$ E24 N22$.

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
1	000100	C	SFR	0	0005	OR	0.00	0.00	0.61	AC		1.00	1.00	1.50	30,000.00	45,000.00	27,450							

REVIEW DATE 07/12/2022 BY TWA Total Acres: 0.61 Total Land Value: 27,450 Market: 0 Agricultural: 0 Common: 27,450 PRINTED 08/06/2024 BY SYS