PT OF LOT 41 (S-1) & PT OF
LOT 42 (S-1) IN OR 2345/1143
(EX OR 1049/492)

LAND DANNY MORRIS & EDNA D
33645 WOODS LANE
CALLAHAN, FL 32011

**2024**

**11-1N-24-2180-0041-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

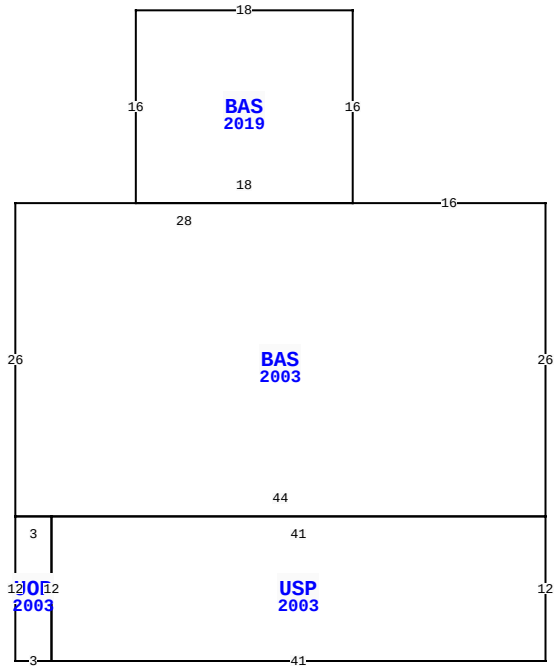
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 09 |
| NEIGHBORHOOD/LOC | 8005.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,144 | 100 | 1,144 | 69,992 |
| BAS | 288 | 100 | 288 | 17,620 |
| UOP | 36 | 25 | 9 | 551 |
| USP | 492 | 50 | 246 | 15,051 |
| TOTALS | 1,960 | | 1,687 | 103,214 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,687 | 135.9600 | 101.97 | 172,023 | 1998 | 2007 | 0 | 0 | 0 | 40.00 | 60.00 |

1 M/H 94+ – 100% - 2004 Heated Area: 1432 HX Base Yr 2004




33645 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 | | 103,214 |
| TOTAL MARKET OB/XF VALUE | | 1,381 |
| TOTAL LAND VALUE - MARKET | | 42,600 |
| TOTAL MARKET VALUE | | 147,195 |
| SOH/AGL Deduction | | 76,465 |
| ASSESSED VALUE | | 70,730 |
| TOTAL EXEMPTION VALUE | HX HB | 45,730 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 147,195 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 143,630 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH94638 | MH MOVE-ON | 0 | 10/01/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2345/1143 | 3/11/2020 | QC | U | I | 11 | 23,500 |
| GRANTOR: LAND EDNA D SMITH BOO | | | | | | |
| GRANTEE: LAND DANNY MORRIS & | | | | | | |
| 0777/1564 | 11/26/1996 | WD | U | V | 01 | 100 |
| GRANTOR: SMITH EDWARD D & LUCI | | | | | | |
| GRANTEE: SMITH EDNA D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W16 BAS=[YR=2019] N16 W18 S16 E18$ W28 S26
UOP=[YR=2003] S12 E3USP=[YR=2003] E41 N12 W41 S12$ N12 W3$
E44 N26$ .

## 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 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 425.00 | SF | 5.00 | 5.00 | 100 | 2014 | 2014 | 3 | 65 | 1,381 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,381

| 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 | 100 | 0005 | OR | 0.00 | 0.00 | 1.42 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 42,600 | | | | | | | |

REVIEW DATE 05/04/2020 BY TWA Total Acres: 1.42 Total Land Value: 42,600 Market: 0 Agricultural: 0 Common: 42,600 PRINTED 08/06/2024 BY SYS