

JANDA JOHNNY J JR & PATRICIA J
33640 WOODS LN
CALLAHAN, FL 32011

11-1N-24-2180-0042-0020

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall05

AVERAGE 70

Exterior Wall16

WD FR STUC 30

Roof Structur03

GABLE/HIP 100

Roof Cover03

COMP SHNGL 100

Interior Wall05

DRYWALL 100

Interior Floo14

CARPET 70

Interior Floo11

CLAY TILE 30

Air Condition03

CENTRAL 100

Heating Type04

AIR DUCTED 100

Bedrooms5

100

Bathrooms4

100

Frame Stories Units02

WOOD FRAME 100

Occupancy00

NONE 100

Quality02

Quality Level 02

DOR CODE0100

SINGLE FAMILY

MAP NUM

MKT AREA

09

NEIGHBORHOOD/LOC8005.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,558

100

2,558

293,219

FGR

483

55

266

30,491

FOP

44

30

13

1,490

FOP

220

30

66

7,565

FUS

419

100

419

48,030

TOTALS

3,724

3,322

380,795

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

1

0811

CONCRETE B

0100

24

24

576.00

SF

5.20

5.20

100

2008

2008

3

89

2,666

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

100

0005

OR

0.00

0.00

3.56

AC

1.00

1.00

1.00

25,000.00

25,000.00

89,000

REVIEW DATE

05/04/2020

BY

TWA

Total Acres:

3.56

Total Land Value:

89,000

Market:

0

Agricultural:

0

Common:

89,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEVECONFNCTNORM% CONDD

0900013,32297.7132122.14405,749201020100006.1593.85

1 SNGL FAM - 100% - 2014Heated Area: 2977HX Base Yr 2014

10

5.7

32

FOP2010

5.7

3

10

53

20

FUP2010

4

21

23

FGR2010

21

25

FUS2010

29

15

4

11

53

BLD DATE

03/03/2023

NW

LGL DATE

06/16/2023

MLU

XF DATE

INC DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE396,995

TOTAL MARKET OB/XF VALUE2,666

TOTAL LAND VALUE - MARKET89,000

TOTAL MARKET VALUE488,661

SOH/AGL Deduction187,170

ASSESSED VALUE301,491

TOTAL EXEMPTION VALUEHX HB VX55,000

BASE TAXABLE VALUE246,491

TOTAL JUST VALUE488,661

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE471,930

PERMIT NUM

DESCRIPTION

AMT

ISSUED

E1427626

ELEC OTHER

0

05/01/2014

C23091

C0 ISSUED

0

04/19/2010

E22342

ELEC OTHER

0

01/01/2010

M15005

MECH OTHER

0

01/01/2010

P14051

OTHER

0

12/01/2009

B23091

NEW CONSTR

367,302

12/01/2009

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

1882/0946

9/27/2013

WD Q

I

02

197,000

GRANTOR:MILLS JASON & RENEE L

GRANTEE:JANDA JOHNNY J JR &

1882/0944

9/22/2013

WD U

I

11

100

GRANTOR:SAWYER PAMELA SUE

GRANTEE:MILLS JASON & RENEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W10 FOP=[YR=2010] N4 W32 S4 E2 D4 R4 E19 U4 R4 E3\$ W3 D4 L4 W19 U4 L4 W10 S53 E9 FOP=[YR=2010] S4 E11 N4 W11\$ E20 FGR=[YR=2010] S23 E21 N23 W21\$ E21 N53\$ PTR=E15 FUS=[YR=2010] E15 S29 W11 N4 W4 N25\$ W15\$.

PT LOT 42 E OF R/W
IN OR 1882/946
TOWN OF CRAWFORD

JANDA JOHNNY J JR & PATRICIA J
33640 WOODS LN
CALLAHAN, FL 32011

2024

11-1N-24-2180-0042-0020



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall		N/A 100		
Interior Floor	03	CONC FINSH 100		
Air Condition	99	N/A 100		
Heating Type		N/A 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	05	STEEL 100		
Stories	0	0 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality		06	Quality Level 06	
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	900	100	900	16,200
TOTALS	900		900	16,200

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	900	57.1320	20.00	18,000	2014	2014	0	0	0 10.00	90.00
2 GARAGE RES - 100% - 2014						Heated Area: 900		HX Base Yr 2014			
BAS 2014											