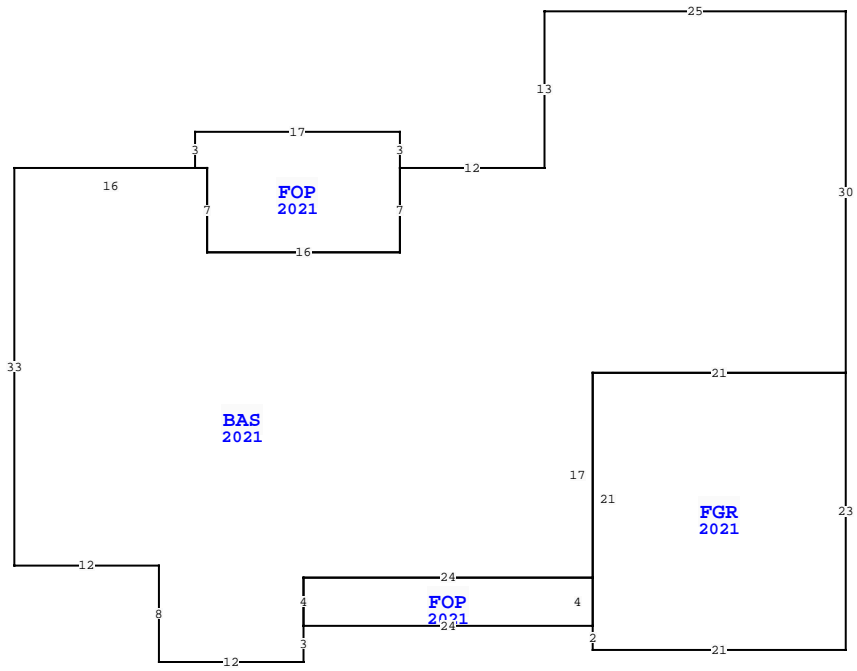


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	5401	TIMBER 2-1 SI	90+
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,274	100	2,274
FGR	483	55	266
FOP	96	30	29
FOP	163	30	49
TOTALS	3,016		2,618
			342,389

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,618	105.1536	131.44	344,110	2021	2021	0	0	0.50	99.50
1 SNGL FAM - 100% - 2022 Heated Area: 2274 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			367,729
TOTAL MARKET OB/XF VALUE			3,058
TOTAL LAND VALUE - MARKET			143,598
TOTAL MARKET VALUE			438,605
SOH/AGL Deduction			122,160
ASSESSED VALUE			316,445
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			266,445
TOTAL JUST VALUE			514,385
NCON VALUE			25,340
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			473,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003308	GARAGE	0	03/01/2022
21008794	CO ISSUED	0	07/06/2021
20010031	NEW CONSTR	309,873	10/21/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2154/0346	10/25/2017	WD	U	V	37	32,000

GRANTOR: VERES DAVID  
GRANTEE: BLANTON DAVID G & D  
1993/0008 7/23/2015 QC U V 11 19,500  
GRANTOR: VERES DAVID & PATRICI  
GRANTEE: VERES DAVID

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2021

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			06/15/2023		

33310 WOODS LN, CALLAHAN MLU

BUILDING NOTES											
BAS=[YR=2021] W25 S13 W12 FOP=[YR=2021] N3 W17 S3 E1 S7 E16 N7\$ S7 W16 N7 W16 S33 E12 S8 E12 N3 FOP=[YR=2021] E24 FGR=[YR=2021] S2 E21 N23 W21 S21\$ N4 W24 S4\$ N4 E24 N17 E21 N30\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	000115	C	SFR ACRES	100		OR	0.00	0.00	2.10	AC		1.00	1.00	1.00	30,000.00	30,000.00	63,000							
2	005401	A	TIMB2-1 SI	0		OR	0.00	0.00	6.06	AC		1.00	1.00	1.00	795.00	795.00	4,818							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	6.06	AC		1.00	1.00	0.70	19,000.00	13,300.00	80,598							

