

LOT E
IN OR 2541/573
TUPELO WOODS PB 8/64

CAUSEY JOHN & LESLEY
33298 WOODS LN
CALLAHAN, FL 32011

2024

15-1N-24-2100-000E-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 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		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

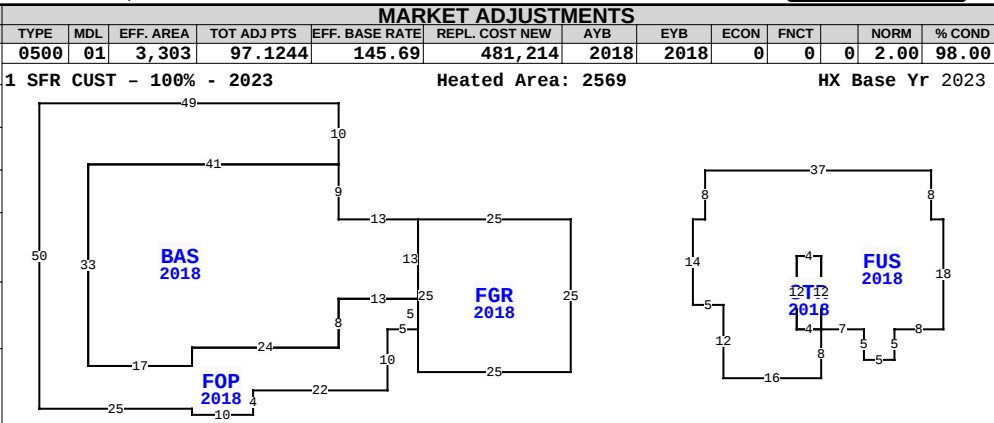
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,450	100	1,450	207,026
FGR	625	55	344	49,115
FOP	1,282	30	385	54,969
FUS	1,119	100	1,119	159,766
STR	48	10	5	713

TOTALS	4,524	3,303	471,590
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	744.00	SF	5.20	
3	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	
4	0861	POOL GUNIT	0 100	0	0	612.00	SF	85.00	
5	0855	CONC PAVER	0 100	0	0	1,156.00	SF	10.00	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	8.91
2	009530	C	POND	100		OR			1.50

REVIEW DATE	12/20/2023	BY	WW
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,303	97.1244	145.69	481,214	2018	2018	0	0	2.00	98.00
33298 WOODS LN, CALLAHAN											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/22/2023 MLU											

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	
2	0811	CONCRETE B	0 100	0	0	744.00	SF	5.20	5.20	100	2018	2018	3	97	3,753	
3	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	10.00	100	2022	2022	3	97	3,880	
4	0861	POOL GUNIT	0 100	0	0	612.00	SF	85.00	85.00	100	2024	2023		100	52,020	
5	0855	CONC PAVER	0 100	0	0	1,156.00	SF	10.00	10.00	100	2024	2023		100	11,560	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000115	C	SFR ACRES	100		OR	0.00	0.00	8.91	AC		1.00	1.00	0.80	16,000.00	12,800.00	114,048		
2	009530	C	POND	100		OR			1.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,750		

Total Acres:	10.41	Total Land Value:	117,798	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY										PAGE 1 of 2									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 6									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										503,926									
TOTAL LAND VALUE - MARKET										117,798									
TOTAL MARKET VALUE										698,367									
SOH/AGL Deduction										329,545									
ASSESSED VALUE										368,822									
TOTAL EXEMPTION VALUE										HX HB 50,000									
BASE TAXABLE VALUE										318,822									
TOTAL JUST VALUE										698,367									
NCON VALUE										65,580									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										599,508									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013366	SWIM POOL	97,803	08/31/2022
22009593	CARPORT	12,088	06/22/2022
18011697	CO ISSUED	0	11/28/2018
B1633408	NEW CONSTR	298,340	11/16/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2541/0573	2/16/2022	WD	Q	I	01	715,000	
GRANTOR:HOBBY JOHN ANDREW							
GRANTEE:CAUSEY JOHN & LESLE							
1908/0232	3/11/2014	WD	Q	V	01	60,000	
GRANTOR:TUPELO PLANTATION LLC							
GRANTEE:HOBBY JOHN ANDREW							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2018] W25 BAS=[YR=2018] W13 N9 FOP=[YR=2018] N10 W49 S50 E25 S1 E10 N4 E22 N10 E5 N5 W13 S8 W24 S3 W17 N33 E41\$ W41 S33 E17 N3 E24 N8 E13 N13\$ S25 E25 N25\$ PTR=E20									
FUS=[YR=2018] E2 N8 E37 S8 E2 S18 W8 S5 W5 N5 W7									
STR=[YR=2018] W4 N12 E4 S12\$ N12 W4 S12 E4 S8 W16 N12 W5 N14\$ W20\$.									

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