LOT H
IN OR 2142/1306
TUPELO WOODS PB 8/64

MASSIE DONALD S & BRIDGETT E
33411 WOODS LN
CALLAHAN, FL 32011

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

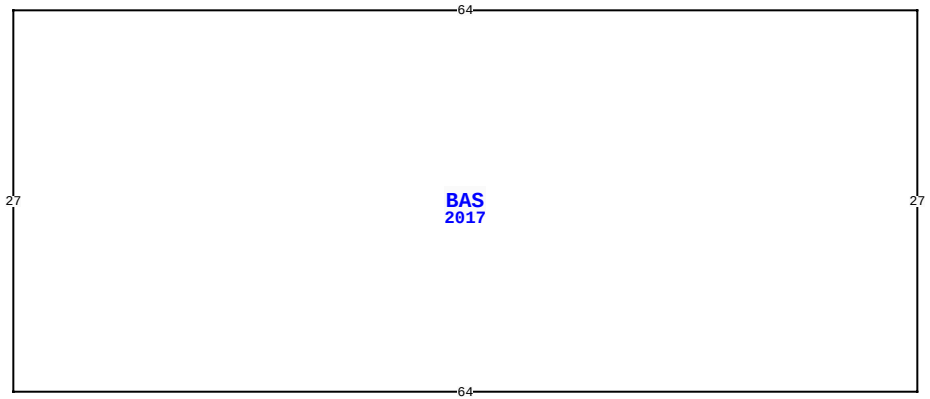
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	136,236
TOTALS	1,728		1,728	136,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,728	116.8000	87.60	151,373	2017	2017	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2018 Heated Area: 1728 HX Base Yr 2018



33411 WOODS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		136,236
TOTAL MARKET OB/XF VALUE		1,238
TOTAL LAND VALUE - MARKET		77,700
TOTAL MARKET VALUE		215,174
SOH/AGL Deduction		79,533
ASSESSED VALUE		135,641
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		85,641
TOTAL JUST VALUE		215,174
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007526	NEW DETACHED GARA	43,650	06/25/2024
17005694	CO ISSUED	0	12/14/2017
17005694	MH MOVE-ON	0	09/15/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2142/1306	8/23/2017	WD	Q	V	01	35,000
GRANTOR: KOERBER KATHERINE S &						
GRANTEE: MASSIE DONALD S & B						
1908/0056	3/10/2014	WD	Q	V	02	34,900
GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: KOERBER KATHERINE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W64 S27 E64 N27$.

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	24	12	288.00	SF	5.00	5.00	100	2019	2019	3	86	1,238	

LAND DESCRIPTION

TOTAL OB/XF 1,238

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		OR	0.00	0.00	2.59	AC		1.00	1.00	1.00	30,000.00	30,000.00	77,700							

REVIEW DATE 05/05/2020 BY TWA Total Acres: 2.59 Total Land Value: 77,700 Market: 0 Agricultural: 0 Common: 77,700 PRINTED 08/06/2024 BY SYS