LOT 1247 & PT OF LOT 1260
IN OR 1565/51 & OR 2670/195
TOWN OF CRAWFORD SUB

STEARN MORGAN B/WOOLEY BRANDON S
33319 WOODS LANE
CALLAHAN, FL 32011

2024

15-1N-24-2180-1247-0010

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

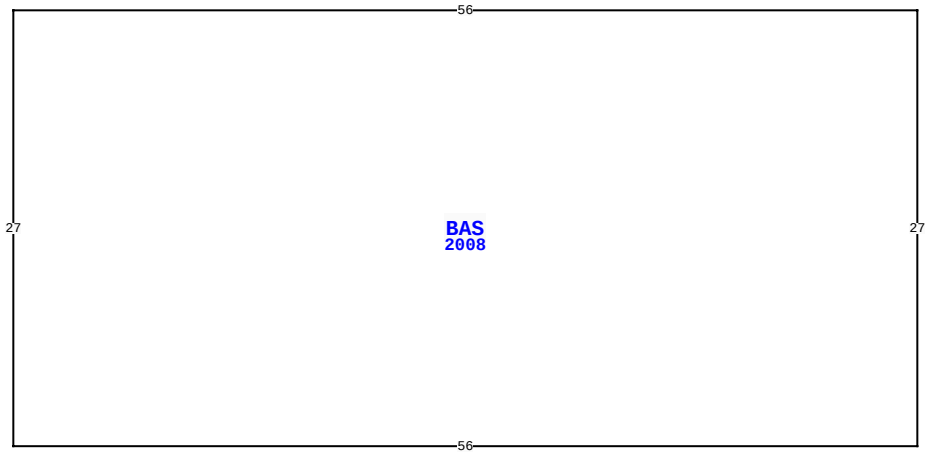
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	87,418
TOTALS	1,512		1,512	87,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	128.4800	96.36	145,696	2007	2007	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2009 Heated Area: 1512 HX Base Yr 2009



33319 WOODS LN, CALLAHAN

BLD DATE	04/07/2009 DJKB	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		87,418
TOTAL MARKET OB/XF VALUE		864
TOTAL LAND VALUE - MARKET		215,850
TOTAL MARKET VALUE		304,132
SOH/AGL Deduction		48,115
ASSESSED VALUE		256,017
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		206,017
TOTAL JUST VALUE		304,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25327	ELEC OTHER	0	01/01/2012
C5075	CO ISSUED	0	01/01/2008
MH5075	MH MOVE-ON	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2670/195	9/27/2023	QC	U	V	11	100
GRANTOR: HASKETT LINDA HUGHES						
GRANTEE: WOOLEY MORGAN STEAR						
1565/0051	5/06/2008	WD	U	I	01	100
GRANTOR: STEARN MORGAN B & BRA						
GRANTEE: STEARN MORGAN B & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S27 E56 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	0751	UOP	0	100	0	0	96.00	SF	10.00	10.00	100	2019	2019	3	90	864	

LAND DESCRIPTION

TOTAL OB/XF 864

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	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000115	C	SFR ACRES	100		OR	0.00	0.00	12.39	AC		1.00	1.00	1.00	15,000.00	15,000.00	185,850							

REVIEW DATE 10/30/2023 BY WWA Total Acres: 13.39 Total Land Value: 215,850 Market: 0 Agricultural: 0 Common: 215,850 PRINTED 08/06/2024 BY SYS