

WOODS JACOB B
33585 MEADOWS LN
CALLAHAN, FL 32011

23-1N-24-2180-1299-0030

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

0800

MDL

02

EFF. AREA

2,280

TOT ADJ PTS

129.3600

EFF. BASE RATE

97.02

REPL. COST NEW

221,206

AYB

2004

EYB

2009

ECON

0

FNCT

0

NORM

0

% COND

36.00

64.00

30

VINYL 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 90

Interior Floo

08

SHT VINYL 10

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4

100

Bathrooms

2

100

Frame

02

WOOD FRAME 100

Stories

1.

1. 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

2,280

100

2,280

141,572

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

1 M/H 94+ - 0% - 0

Heated Area: 2280

HX Base Yr

30

76

30

76

BAS

2004

TOTALS

2,280

2,280

141,572

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

0500

FP-PRE FAB

0

0

0

0

1.00

UT

3,500.00

3,500.00

100

2004

2004

3

88

3,080

3

0810

CONCRETE A

0

0

36

12

432.00

SF

6.50

6.50

100

2005

2005

3

86

2,415

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

0

0005

OR

0.00

0.00

1.50

AC

1.00

1.00

1.00

30,000.00

30,000.00

45,000

REVIEW DATE

05/08/2024

BY

WWA

Total Acres:

1.50

Total Land Value:

45,000

Market:

0

Agricultural:

0

Common:

45,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

141,572

TOTAL MARKET OB/XF VALUE

5,495

TOTAL LAND VALUE - MARKET

45,000

TOTAL MARKET VALUE

192,067

SOH/AGL Deduction

19,906

ASSESSED VALUE

172,161

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

172,161

TOTAL JUST VALUE

192,067

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

187,240

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U / I

V I

RSN CD

SALE PRICE

2461/1175

5/07/2021

WD Q

I

01

190,000

GRANTOR: HENDRICKS DANIEL R

GRANTEE: WOODS JACOB B

2121/0767

5/16/2017

SW U

I

37

80,000

GRANTOR: HIGHLINK LLC TRUSTEE

GRANTEE: HENDRICKS DANIEL R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S30 E76 N30\$.