E1/2 OF LOT 1303 R568223
IN OR 690 PG 1586
TOWN OF CRAWFORD

DRUMHELLER MARTHA
33003 BLOSSOM LANE
CALLAHAN, FL 32011

2024

23-1N-24-2180-1303-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

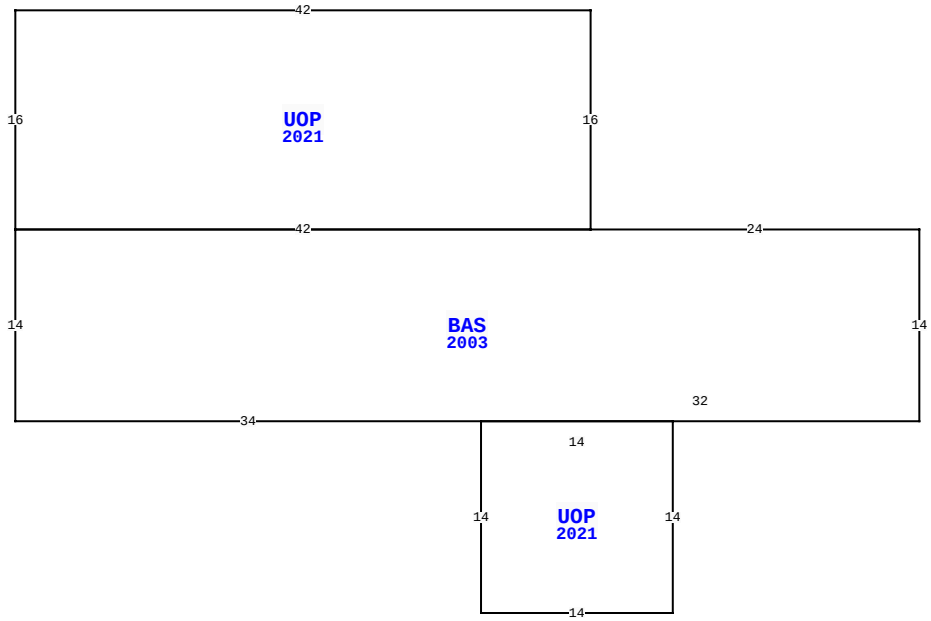
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	32,599
UOP	196	25	49	1,729
UOP	672	25	168	5,927
TOTALS	1,792		1,141	40,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,141	117.6000	88.20	100,636	1997	1997	0	0	0	60.00	40.00

2 M/H 94+ – 100% - 0 Heated Area: 924 HX Base Yr



33003 BLOSSOM LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 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		40,254
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,750
TOTAL MARKET VALUE		121,004
SOH/AGL Deduction		51,475
ASSESSED VALUE		69,529
TOTAL EXEMPTION VALUE	HX HB WX	49,529
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		121,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034114	MH MOVE-ON	0	01/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0690/1586	10/20/1993	WD	Q	V		25,000
GRANTOR: FOSTER PAMELA L						
GRANTEE: DRUMHELLER RICHARD						
0661/0764	6/15/1992	WD	U	I	06	100
GRANTOR: COATES JOSEPH						
GRANTEE: FOSTER PAMELA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W24 UOP=[YR=2021] N16 W42 S16 E42$ W42 S14 E34
UOP=[YR=2021] S14 E14 N14 W14$ E32 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	0.85	19,000.00	16,150.00	80,750							

REVIEW DATE 05/08/2024 BY WWA Total Acres: 5.00 Total Land Value: 80,750 Market: 0 Agricultural: 0 Common: 80,750 PRINTED 08/06/2024 BY SYS