W1/2 OF LOT 1303 & E1/2 OF
ABND 5TH ST BY RES 1989-35
IN OR 2593/332

CLAROS YOLANDA
1131 NW 45TH STREET
POMPANO BEACH, FL 33064-1132

2024

23-1N-24-2180-1303-0020

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 100
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

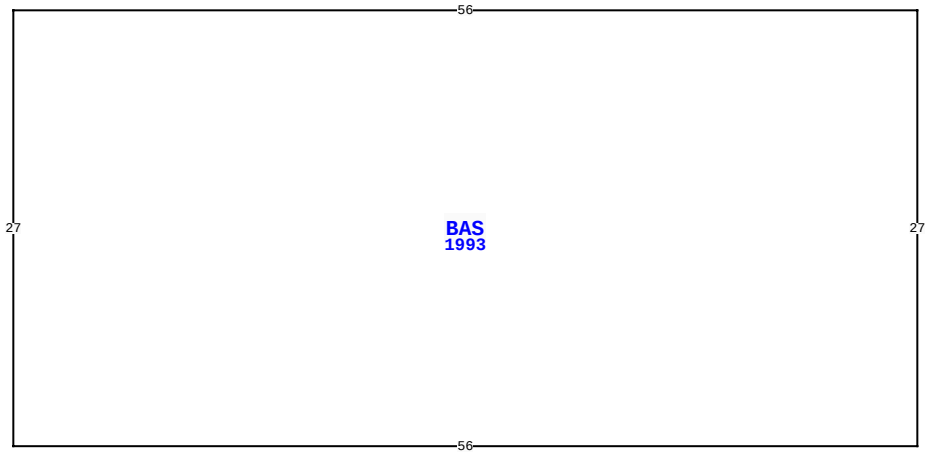
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	37,467
TOTALS	1,512		1,512	37,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,512	118.0000	82.60	124,891	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1512 HX Base Yr



33045 BLOSSOM LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	37,467
TOTAL MARKET OB/XF VALUE	2,576
TOTAL LAND VALUE - MARKET	88,018
TOTAL MARKET VALUE	128,061
SOH/AGL Deduction	10,098
ASSESSED VALUE	117,963
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,963
TOTAL JUST VALUE	128,061
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2593/0332	9/20/2022	WD	Q	I	01	135,000
GRANTOR: CREWS CHARLES E JR &						
GRANTEE: CLAROS YOLANDA						
2564/1974	5/03/2022	WD	Q	I	01	70,000
GRANTOR: BROWNLEE PAUL L III &						
GRANTEE: CREWS CHARLES EDWIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] 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	0510	GARAGE WD-	0	0	20	20	400.00	SF	28.00	28.00	100	1995	1995	3	23	2,576	

LAND DESCRIPTION

TOTAL OB/XF 2,576

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	000102	C	SFR/MH	0	0007	OR	0.00	0.00	5.45	AC		1.00	1.00	0.85	19,000.00	16,150.00	88,018							

REVIEW DATE 05/08/2024 BY WWA Total Acres: 5.45 Total Land Value: 88,018 Market: 0 Agricultural: 0 Common: 88,018 PRINTED 08/06/2024 BY SYS