PT OF LOT 3
IN OR 493/647
R567502 & R567503 (EX S-10)

FAULK GARY D & VERONICA F
33125 JANES LANE
CALLAHAN, FL 32011-9364

2024

37-1N-24-2220-0003-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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

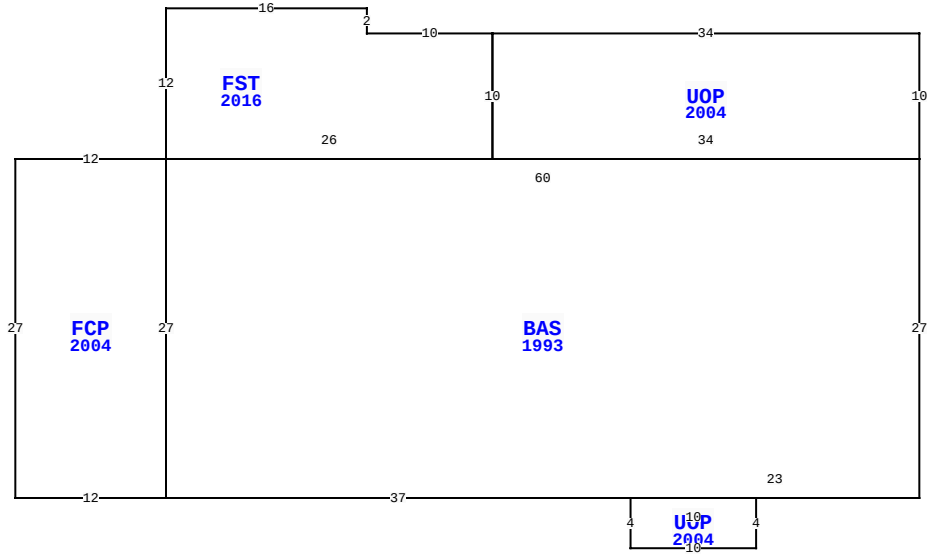
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	42,185
FCP	324	25	81	2,109
FST	292	65	190	4,948
UOP	40	25	10	260
UOP	340	25	85	2,213
TOTALS	2,616		1,986	51,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,986	124.0000	86.80	172,385	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1620 HX Base Yr



33125 JANES LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		51,716
TOTAL MARKET OB/XF VALUE		7,148
TOTAL LAND VALUE - MARKET		54,825
TOTAL MARKET VALUE		113,689
SOH/AGL Deduction		53,944
ASSESSED VALUE		59,745
TOTAL EXEMPTION VALUE	HX HB	34,745
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		113,689
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9078	MH MOVE-ON	33,900	10/26/1992
7602	MH MOVE-ON	3,500	12/21/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2004] W34 FST=[YR=2016] W10 N2 W16 S12 FCP=[YR=2004] W12 S27 E12 BAS=[YR=1993] E37 UOP=[YR=2004] S4 E10 N4 W10$ E23 N27 W60 S27$ N27$ E26 N10$ S10 E34 N10$.

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	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	1989	1989	3	20	818	
2	0350	CARPORT WD	0	100	0	0	724.00	SF	13.00	13.00	100	1992	1992	3	20	1,882	
3	0510	GARAGE WD-	0	100	0	0	437.00	SF	35.00	35.00	100	1992	1992	3	20	3,059	
4	0940	SHEDS/PORT	0	100	17	12	204.00	SF	20.10	20.10	100	2003	2003	3	21	861	
5	1242	WD DECK A	0	100	0	0	264.00	SF	10.00	10.00	100	2000	2000	3	20	528	

LAND DESCRIPTION

TOTAL OB/XF 7,148

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	100	0004	OR	0.00	0.00	2.15	AC		1.00	1.00	0.85	30,000.00	25,500.00	54,825							

REVIEW DATE 07/19/2022 BY TWA Total Acres: 2.15 Total Land Value: 54,825 Market: 0 Agricultural: 0 Common: 54,825 PRINTED 08/06/2024 BY SYS