PT OF LOTS 55 & 56
IN OR 1548/1591
EX S-1 S-4 & S-6 OF LOT 56

LAWSON WILLIAM D & LYNNETTE E
33623 WOODS LN
CALLAHAN, FL 32011

2025

11-1N-24-2180-0055-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

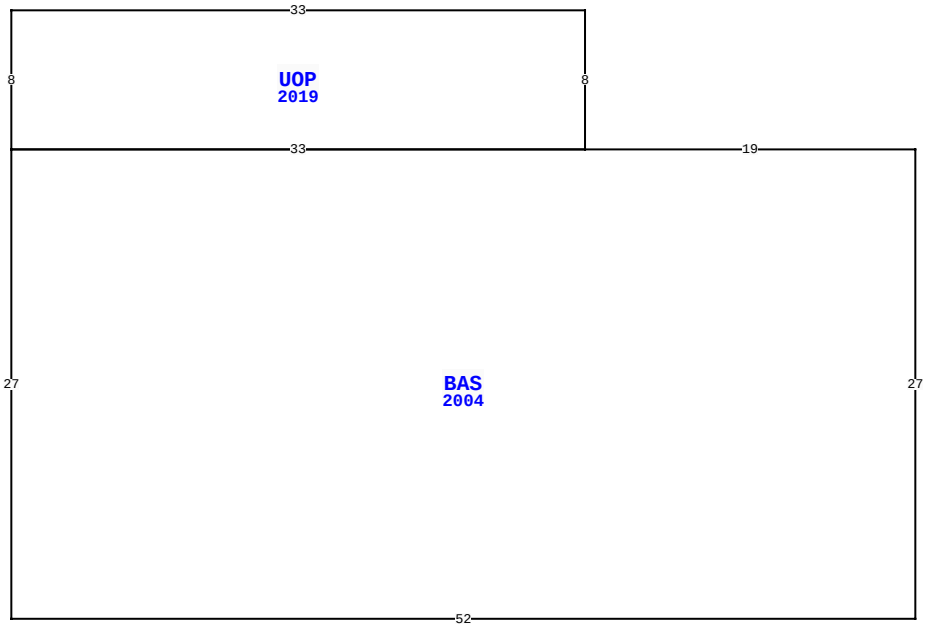
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2004	1,404	73,863
UOP	264	25	2019	66	3,472
TOTALS	1,668			1,470	77,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,470	147.3600	125.26	184,132	1994	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2010 Heated Area: 1404 HX Base Yr 2010



33623 WOODS LN, CALLAHAN

BLD DATE	04/19/2007	JH	LGL DATE	
XF DATE	04/19/2007	JH	LAND DATE	05/21/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		98,238
TOTAL MARKET OB/XF VALUE		11,802
TOTAL LAND VALUE - MARKET		77,400
TOTAL MARKET VALUE		187,440
SOH/AGL Deduction		98,193
ASSESSED VALUE		89,247
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,525
TOTAL JUST VALUE		187,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702765	GARAGE	56,813	05/02/2017
E13446	NEW CONSTR	0	08/01/2004
MH044388	MH MOVE-ON	0	01/05/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/1591	1/31/2008	WD	Q	I		127,300
GRANTOR: STARLING DONNIE R & L						
GRANTEE: LAWSON WILLIAM D &						
0887/1175	6/17/1999	WD	Q	V	06	5,000
GRANTOR: BARROW ALMA M						
GRANTEE: STARLING DONNIE R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W19 UOP=[YR=2019] N8 W33 S8 E33$ W33 S27 E52 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
2	1242	WD DECK A	0	100	0	0	220.00	SF	5.00	5.00	100	2014	2014	3	60	660	
3	0680	POLE SHED	0	100	25	25	625.00	SF	10.00	10.00	100	2022	2022	3	95	5,938	
4	0476	VF 6 SBPL	0	100	0	0	72.00	LF	32.00	32.00	100	2017	2017	3	90	2,074	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	90	540	

LAND DESCRIPTION

TOTAL OB/XF 11,802

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	000100	C	RES	100	0006	OR	0.00	0.00	1.72	AC		1.00	1.00	1.00	45,000.00	45,000.00	77,400							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.72 Total Land Value: 77,400 Market: 0 Agricultural: 0 Common: 77,400 PRINTED 07/30/2025 BY SYS

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EX S-1 S-4 & S-6 OF LOT 56

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2025

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NASSAU COUNTY PROPERTY

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

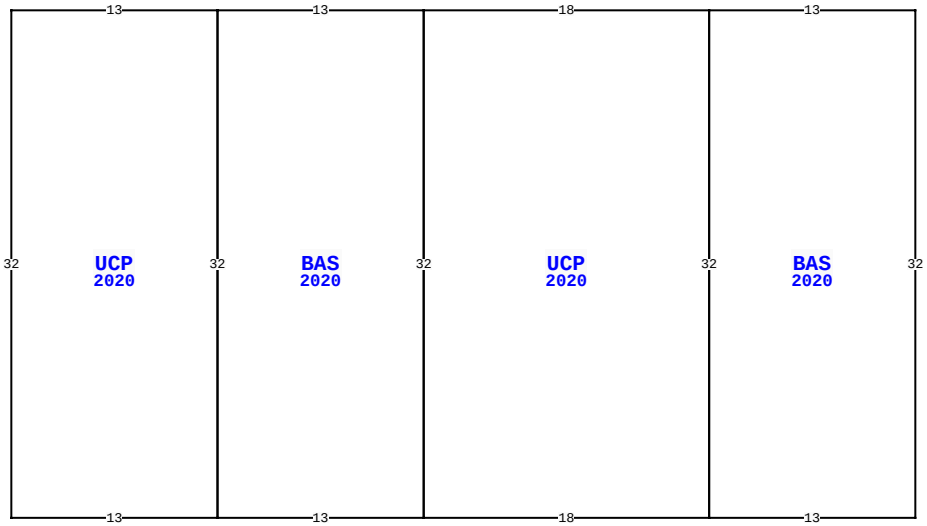
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	416	100	2020	416	8,442
BAS	416	100	2020	416	8,442
UCP	416	20	2020	83	1,685
UCP	576	20	2020	115	2,334
TOTALS	1,824			1,030	20,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,030	57.1320	21.14	21,774	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2010 Heated Area: 832 HX Base Yr 2010



33623 WOODS LN, CALLAHAN

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0887/1175	6/17/1999	WD	Q	V	06	5,000
GRANTOR: BARROW ALMA M						
GRANTEE: STARLING DONNIE R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 UCP=[YR=2020] W18 BAS=[YR=2020] W13 UCP=[YR=2020] W13 S32 E13 N32$ S32 E13 N32$ S32 E18 N32$ S32 E13 N32$.

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

REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.72 Total Land Value: 77,400 Market: 0 Agricultural: 0 Common: 77,400 PRINTED 07/30/2025 BY SYS