PT OF LOTS 55 & 56 (S-3 & S-7)
IN OR 2759/1684
TOWN OF CRAWFORD

CURTRIGHT CHASE MICHAEL
33629 WOODS LN
CALLAHAN, FL 32011

2025

11-1N-24-2180-0055-0030

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

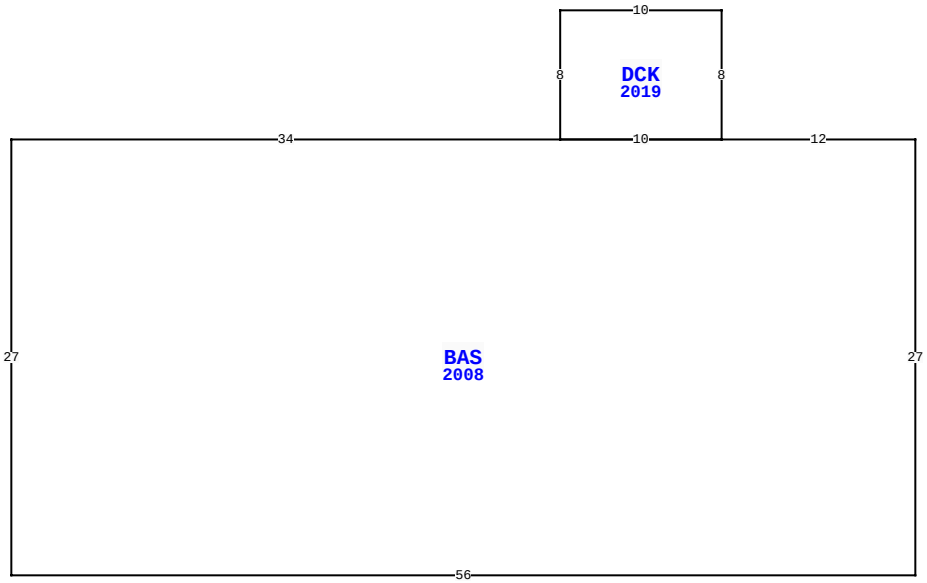
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2008	1,512	123,629
DCK	80	15	2019	12	981
TOTALS	1,592			1,524	124,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,524	128.2600	109.02	166,146	1994	2015	0	0	0	25.00	75.00

3 M/H 94+ – 0% - 2025 Heated Area: 1512 HX Base Yr



33629 WOODS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	124,610
TOTAL MARKET OB/XF VALUE	4,792
TOTAL LAND VALUE - MARKET	64,800
TOTAL MARKET VALUE	194,202
SOH/AGL Deduction	0
ASSESSED VALUE	194,202
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,202
TOTAL JUST VALUE	194,202
NCON VALUE	40,533
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13718	3 TON AC UNIT	0	03/01/2008
P13126	OTHER	0	03/01/2008
C5054	CO ISSUED	0	02/01/2008
MH5054	MH MOVE-ON	0	02/01/2008
B21087	DEMOLITION	2,500	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2759/1684	12/31/2024	WD	Q	I	01	250,000
GRANTOR: GAINEY DAIRON M						
GRANTEE: CURTRIGHT CHASE MIC						
2286/0967	6/24/2019	WD	Q	I	02	115,000
GRANTOR: FINE MITCHELL T & KAL						
GRANTEE: GAINEY DAIRON M & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=-14,20] W12 W10 W34 S27 E56 N27 $
DCK=[YR=2019;ORIG=-36,20] E10 N8 W10 S8 $
.

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
3	0810	CONCRETE A	0	0	22	20	440.00	SF	6.50	6.50	100	2025	2000		77	2,202	

LAND DESCRIPTION

TOTAL OB/XF 4,792

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	0	0005	OR	0.00	0.00	1.44	AC		1.00	1.00	1.00	45,000.00	45,000.00	64,800							

REVIEW DATE 03/24/2025 BY WWA Total Acres: 1.44 Total Land Value: 64,800 Market: 0 Agricultural: 0 Common: 64,800 PRINTED 07/30/2025 BY SYS