PT W1/3 OF LOT 58 IN
DBK 180/250,DBK 213/94 &
OR 9/407 (EX PT IN OR 38/450)

GRAY JESSIE MAE EST
33597 WOODS LANE
CALLAHAN, FL 32011-3292

2025

11-1N-24-2180-0058-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

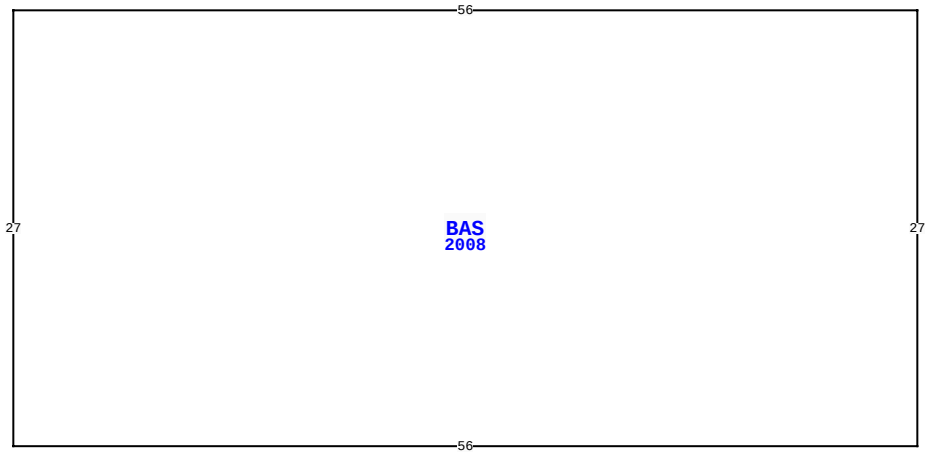
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2008	1,512	36,361
TOTALS	1,512			1,512	36,361

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	100.2000	80.16	121,202	1986	1986	0	0	0	70.00	30.00

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



33597 WOODS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	199,441
TOTAL MARKET OB/XF VALUE	5,706
TOTAL LAND VALUE - MARKET	87,500
TOTAL MARKET VALUE	292,647
SOH/AGL Deduction	60,887
ASSESSED VALUE	231,760
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	231,760
TOTAL JUST VALUE	292,647
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007780	CO ISSUED	0	07/31/2018
B26289	DEMOLITION	2,450	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0009/0407	1/07/1961	WD	Q	V		2,000
GRANTOR: CARTER JOHN R & JULIA						
GRANTEE: GRAY B L & JESSIE M						
0213/0094	7/21/1954	WD	Q	V	06	100
GRANTOR: MUNDY WALTER & LILA M						
GRANTEE: GRAY B L & JESSIE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] 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	0940	SHEDS/PORT	0	0	11	13	143.00	SF	20.10	20.10	100	1978	1978	3	20	575	
2	0510	GARAGE WD-	0	0	0	0	640.00	SF	26.95	26.95	100	1950	1950	3	20	3,450	
3	0681	POLE SHED	0	0	26	13	338.00	SF	15.00	15.00	100	2000	2000	3	27	1,369	
4	0350	CARPORT WD	0	0	12	10	120.00	SF	13.00	13.00	100	1995	1995	3	20	312	

LAND DESCRIPTION

TOTAL OB/XF 5,706

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	0006	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS

PT W1/3 OF LOT 58 IN
DBK 180/250,DBK 213/94 &
OR 9/407 (EX PT IN OR 38/450)

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CALLAHAN, FL 32011-3292

2025

11-1N-24-2180-0058-0020

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 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	0	0 100
Units		0 100
Quality	06	Quality Level 06

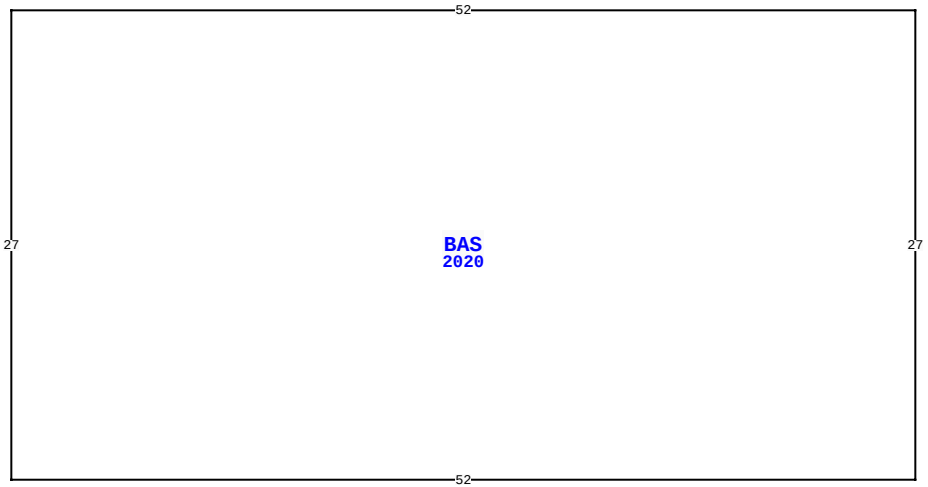
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2020	1,404	163,080
TOTALS	1,404			1,404	163,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	151.8400	129.06	181,200	2018	2018	0	0	0	10.00	90.00

4 M/H 94+ – 0% - 0 Heated Area: 1404 HX Base Yr



33597 WOODS LN, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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GRANTEE: GRAY B L & JESSIE M						
0213/0094	7/21/1954	WD	Q	V	06	100
GRANTOR: MUNDY WALTER & LILA M						
GRANTEE: GRAY B L & JESSIE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W52 S27 E52 N27$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS