PT OF LOT 58
IN OR 667/296
R788110 & R788111

KILGORE JOHN DOUGLAS/KILGORE CYNTHIA JEAN MCDONOUG
33606 WOODS LANE
CALLAHAN, FL 32011

**2025**

**11-1N-24-2180-0058-0040**

## 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 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

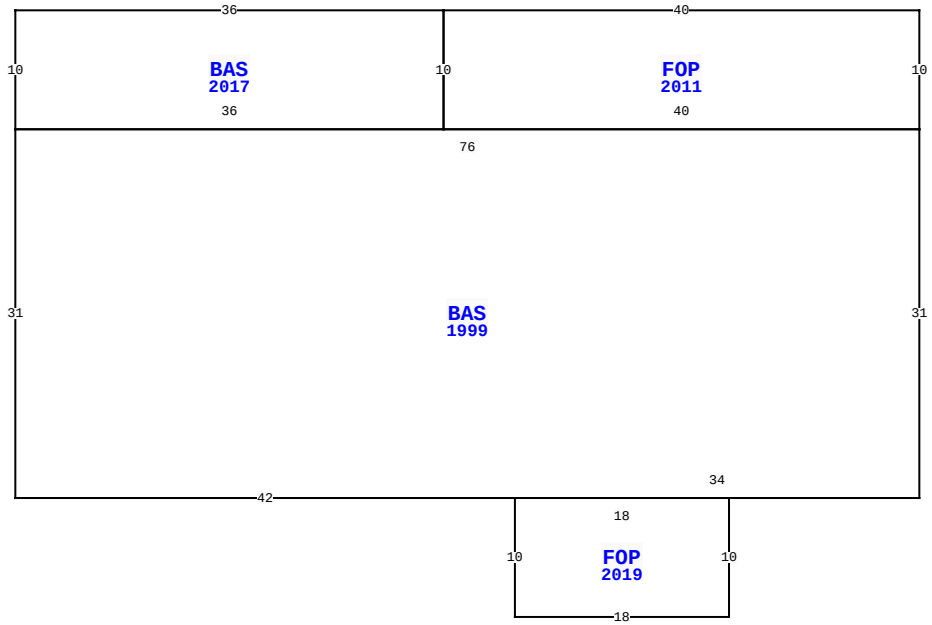
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 8005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,356 | 100 | 1999 | 2,356 | 141,587 |
| BAS | 360 | 100 | 2017 | 360 | 21,635 |
| FOP | 400 | 30 | 2011 | 120 | 7,211 |
| FOP | 180 | 30 | 2019 | 54 | 3,245 |
| TOTALS | 3,296 | | | 2,890 | 173,678 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,890 | 135.9600 | 115.57 | 333,997 | 1999 | 2004 | 0 | 0 | 0 | 48.00 | 52.00 |

1 M/H 94+ – 100% - 1995 Heated Area: 2716 HX Base Yr 1995




33606 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 | | 192,355 |
| TOTAL MARKET OB/XF VALUE | | 22,355 |
| TOTAL LAND VALUE - MARKET | | 90,000 |
| TOTAL MARKET VALUE | | 304,710 |
| SOH/AGL Deduction | | 149,985 |
| ASSESSED VALUE | | 154,725 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 104,003 |
| TOTAL JUST VALUE | | 304,710 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 275,066 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19000955 | GARAGE | 53,344 | 01/30/2019 |
| 19000956 | CARPORT | 29,397 | 01/30/2019 |
| MH992558 | MH MOVE-ON | 0 | 01/02/1999 |
| 9157 | MH MOVE-ON | 9,000 | 12/28/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0667/0296 | 9/22/1992 | WD | Q | V | | 22,500 |
| GRANTOR: HOWARD JAMES & D | | | | | | |
| GRANTEE: KILGORE JOHN ET AL | | | | | | |
| 0667/0294 | 9/22/1992 | WD | U | V | | 10,000 |
| GRANTOR: JONES NANCIE K | | | | | | |
| GRANTEE: HOWARD JAMES & D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2011] W40 BAS=[YR=2017] W36 S10 BAS=[YR=1999] S31 E42 FOP=[YR=2019] S10 E18 N10 W18$ E34 N31 W76$ E36 N10$ S10 E40 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 | 16 | 256.00 | SF | 21.30 | 21.30 | 100 | 1995 | 1995 | 3 | 20 | 1,091 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1999 | 1999 | 3 | 81 | 2,835 | |
| 3 | 0300 | BOAT DCK W | 0 | 100 | 20 | 10 | 200.00 | SF | 40.00 | 40.00 | 100 | 1999 | 1999 | 3 | 26 | 2,080 | |
| 4 | 0510 | GARAGE WD- | 0 | 100 | 20 | 20 | 400.00 | SF | 28.00 | 28.00 | 100 | 2002 | 2002 | 3 | 29 | 3,248 | |
| 5 | 0754 | FOP | 0 | 100 | 16 | 12 | 192.00 | SF | 15.00 | 15.00 | 100 | 2017 | 2017 | 3 | 74 | 2,131 | |
| 6 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 720.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 78 | 5,616 | |
| 7 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,380.00 | SF | 4.00 | 4.00 | 100 | 2019 | 2019 | 3 | 97 | 5,354 | |

## LAND DESCRIPTION

TOTAL OB/XF 22,355

| 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 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 90,000 | | | | | | | |

REVIEW DATE 12/09/2019 BY TWX Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS

PT OF LOT 58
IN OR 667/296
R788110 & R788111

KILGORE JOHN DOUGLAS/KILGORE CYNTHIA JEAN MCDONOUG
33606 WOODS LANE
CALLAHAN, FL 32011

**2025**

**11-1N-24-2180-0058-0040**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| 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 |

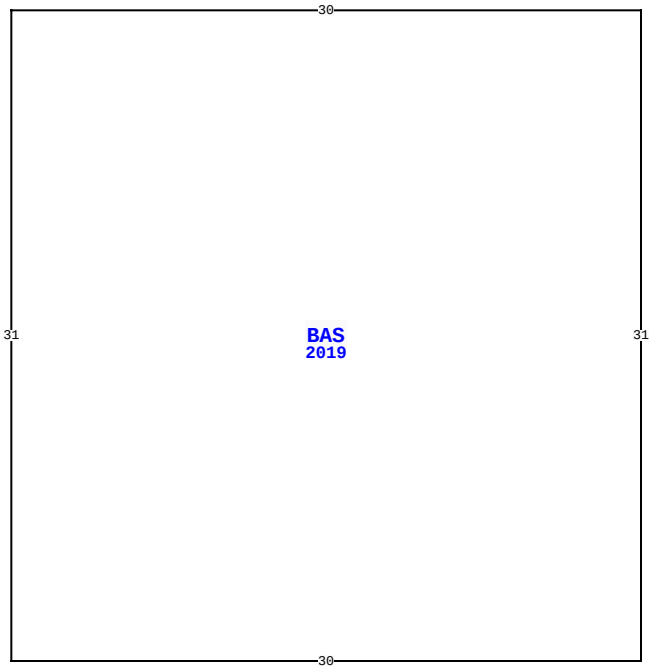
| | | |
|---|---|---|
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 8005.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 930 | 100 | 2019 | 930 | 18,677 |
| TOTALS | 930 | | | 930 | 18,677 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 930 | 57.1320 | 21.14 | 19,660 | 2019 | 2019 | 0 | 0 | 0 | 5.00 | 95.00 |

2 GARAGE RES – 100% - 1995 Heated Area: 930 HX Base Yr 1995




33606 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 | | 192,355 |
| TOTAL MARKET OB/XF VALUE | | 22,355 |
| TOTAL LAND VALUE - MARKET | | 90,000 |
| TOTAL MARKET VALUE | | 304,710 |
| SOH/AGL Deduction | | 149,985 |
| ASSESSED VALUE | | 154,725 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 104,003 |
| TOTAL JUST VALUE | | 304,710 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 275,066 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0667/0296 | 9/22/1992 | WD | Q | V | | 22,500 |
| GRANTOR: HOWARD JAMES & D | | | | | | |
| GRANTEE: KILGORE JOHN ET AL | | | | | | |
| 0667/0294 | 9/22/1992 | WD | U | V | | 10,000 |
| GRANTOR: JONES NANCIE K | | | | | | |
| GRANTEE: HOWARD JAMES & D | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2019] W30 S31 E30 N31$.

### 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 12/09/2019 BY TWX Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS