

LOT D
IN OR 2154/346
TUPELO WOODS PB 8/64

BLANTON DAVID G & DANIELLE H
33310 WOODS LN
CALLAHAN, FL 32011

2025

15-1N-24-2100-000D-0000



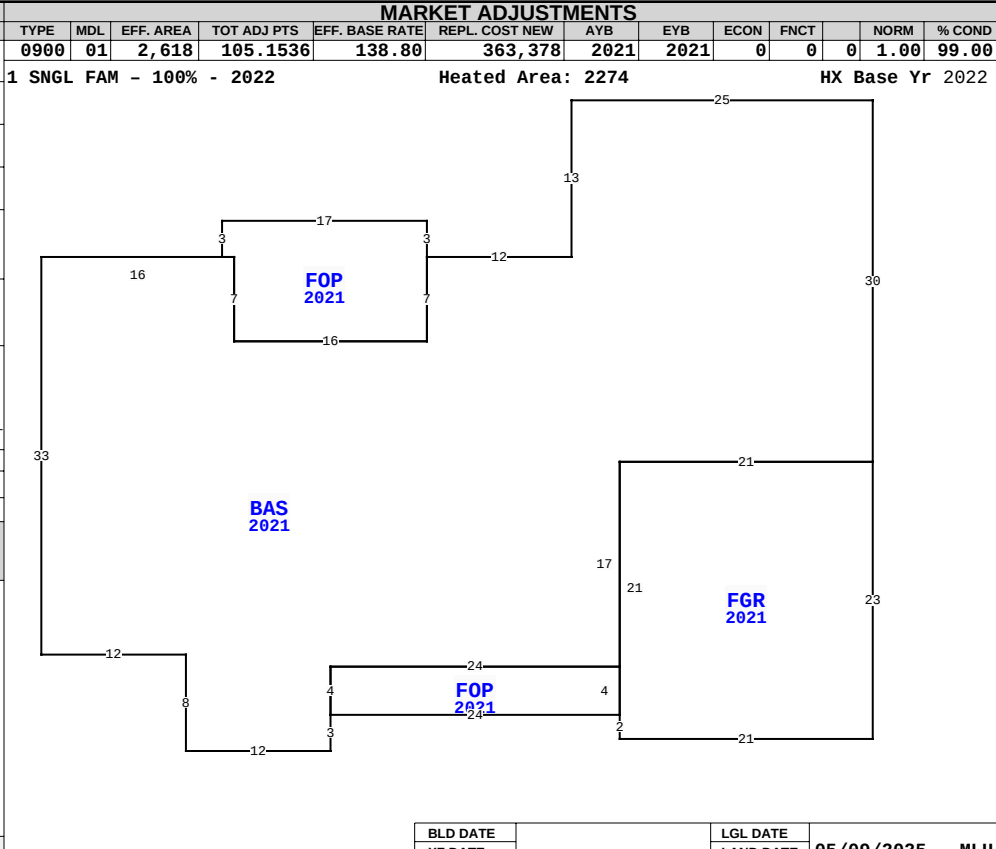
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	5401	TIMBER 2-1 SI 90+
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,274	100	2021	2,274	312,475
FGR	483	55	2021	266	36,552
FOP	96	30	2021	29	3,985
FOP	163	30	2021	49	6,733
TOTALS	3,016			2,618	359,744

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	594.00	SF	5.20	5.20	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		OR	0.00	0.00	2.10	AC	
2	005401	A	TIMBER 1 P	0		OR	0.00	0.00	6.06	AC	
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.06	AC	



33310 WOODS LN, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE	01/16/2025	KBA
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					386,263				
TOTAL MARKET OB/XF VALUE					3,058				
TOTAL LAND VALUE - MARKET					156,219				
TOTAL MARKET VALUE					467,366				
SOH/AGL Deduction					142,157				
ASSESSED VALUE					325,209				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					274,487				
TOTAL JUST VALUE					545,540				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					514,385				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003308	GARAGE	0	03/01/2022
21008794	CO ISSUED	0	07/06/2021
20010031	NEW CONSTR	309,873	10/21/2020

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2154/0346	10/25/2017	WD	U	V	37	32,000			
GRANTOR:VERES DAVID									
GRANTEE:BLANTON DAVID G & D									
1993/0008	7/23/2015	QC	U	V	11	19,500			
GRANTOR:VERES DAVID & PATRICI									
GRANTEE:VERES DAVID									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W25 S13 W12 FOP=[YR=2021] N3 W17 S3 E1 S7 E16 N7\$ S7 W16 N7 W16 S33 E12 S8 E12 N3 FOP=[YR=2021] E24 FGR=[YR=2021] S2 E21 N23 W21 S21\$ N4 W24 S4\$ N4 E24 N17 E21 N30\$.									

TOTAL OB/XF																								
3,058																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	2.10	AC		1.00	1.00	1.00	35,000.00	35,000.00	73,500							
2	005401	A	TIMBER 1 P	0		OR	0.00	0.00	6.06	AC		1.00	1.00	1.00	750.00	750.00	4,545							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.06	AC		1.00	1.00	0.70	19,500.00	13,650.00	82,719							

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