

MASSIE DONALD S & BRIDGETT E
33411 WOODS LN
CALLAHAN, FL 32011

15-1N-24-2100-0000H-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2										6	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT				NORM		% COND		VALUATION SUMMARY									
Exterior Wall		30		VINYL 100		0800		02		1,728		116.8000		99.28		171,556		2017		2017		0		0		0		15.00		85.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		M/H 94+ -		100% -		2018				Heated Area: 1728														HX Base Yr 2018		Tax Group: 6					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					160,186				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					1,181				
Interior Floo		14		CARPET 70																												TOTAL LAND VALUE - MARKET					90,650				
Interior Floo		08		SHT VINYL 30																												TOTAL MARKET VALUE					252,017				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					98,079				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					153,938				
Bedrooms				4 100																												TOTAL EXEMPTION VALUE					HX HB 50,722				
Bathrooms				2 100																												BASE TAXABLE VALUE					103,216				
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					252,017				
Stories		0		0 100																												NCON VALUE					14,363				
Units				0 100																												INCOME VALUE									
																																PREVIOUS YEAR MKT VALUE					215,174				
Quality		03		Quality Level 03																																					
DOR CODE		0200		MOBILE HOME																																					
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		1,728		100		2017		1,728		145,823																															
TOTALS		1,728						1,728		145,823																															
EXTRA FEATURES										33411 WOODS LN, CALLAHAN										BLD DATE				LGL DATE		05/09/2025		MLU													
										XF DATE										LAND DATE																					
										INC DATE										AG DATE																					
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											
1		1242		WD DECK A		0 100		24 12		288.00		SF 5.00				5.00		100		2019		2019		3		82		1,181													
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