PT LOTS 1247, 1260
IN OR 2670/193
(EX PT IN OR 1598/1502)

HASKETT LINDA HUGHES & DAVID S
33283 WOODS LN
CALLAHAN, FL 32011

**2025**

**15-1N-24-2180-1247-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

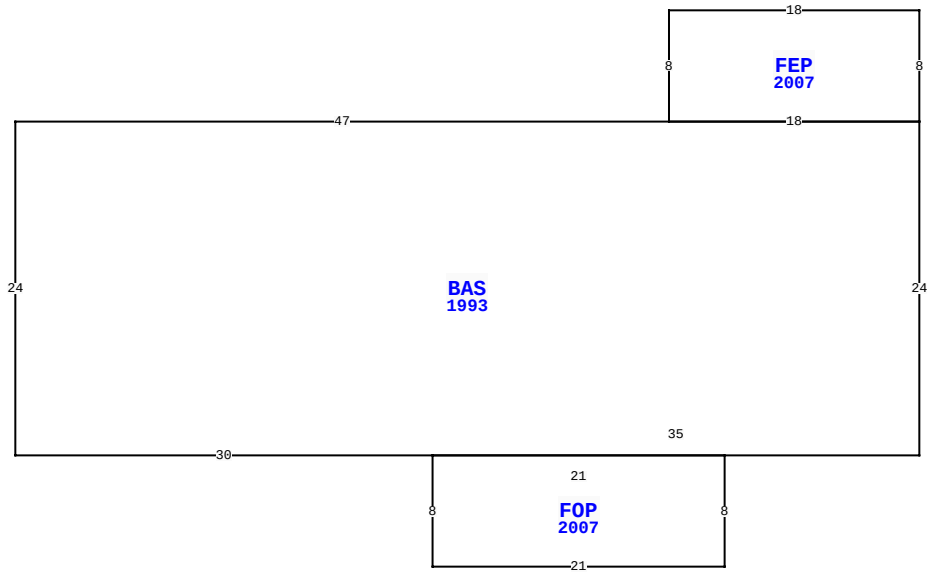
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| 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 | 1,560 | 100 | 1993 | 1,560 | 42,607 |
| FEP | 144 | 85 | 2007 | 122 | 3,332 |
| FOP | 168 | 30 | 2007 | 50 | 1,366 |
| TOTALS | 1,872 | | | 1,732 | 47,304 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,732 | 113.8000 | 91.04 | 157,681 | 1973 | 1980 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2018 Heated Area: 1682 HX Base Yr 2018




33283 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 | | 47,304 |
| TOTAL MARKET OB/XF VALUE | | 4,407 |
| TOTAL LAND VALUE - MARKET | | 116,805 |
| TOTAL MARKET VALUE | | 168,516 |
| SOH/AGL Deduction | | 96,218 |
| ASSESSED VALUE | | 72,298 |
| TOTAL EXEMPTION VALUE | HX HB | 47,298 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 168,516 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 159,985 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E20877 | ELEC OTHER | 0 | 06/01/2008 |
| M13877 | MECH OTHER | 0 | 06/01/2008 |
| P13247 | OTHER | 0 | 06/01/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2670/193 | 9/27/2023 | QC | U | I | 11 | 100 |
| GRANTOR: FIFE MAXINE HUGHES | | | | | | |
| GRANTEE: HASKETT LINDA HUGHE | | | | | | |
| 1953/0680 | 12/12/2014 | FJ | U | I | 11 | 0 |
| GRANTOR: HUGHES HENRY E EST | | | | | | |
| GRANTEE: HASKETT LINDA HUGHE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FEP=[YR=2007] W18 S8 BAS=[YR=1993] W47 S24 E30 FOP=[YR=2007] S8 E21 N8 W21$ E35 N24 W18$ E18 N8$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 106.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 30 | 207 | |
| 2 | 0680 | POLE SHED | 0 | 100 | 50 | 24 | 1,200.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 2,400 | |
| 3 | 0680 | POLE SHED | 0 | 100 | 50 | 24 | 1,200.00 | SF | 7.50 | 7.50 | 100 | 1992 | 1992 | 3 | 20 | 1,800 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,407

| 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 | | OR | 0.00 | 0.00 | 5.99 | AC | | 1.00 | 1.00 | 1.00 | 19,500.00 | 19,500.00 | 116,805 | | | | | | | |

REVIEW DATE 10/30/2023 BY WWA Total Acres: 5.99 Total Land Value: 116,805 Market: 0 Agricultural: 0 Common: 116,805 PRINTED 07/30/2025 BY SYS