PT OF LOT 1260 (S-1)
IN OR 1598/1502
TOWN OF CRAWFORD SUB

HASKETT LINDA & DAVID S
33275 WOODS LANE
CALLAHAN, FL 32011

2025

15-1N-24-2180-1260-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

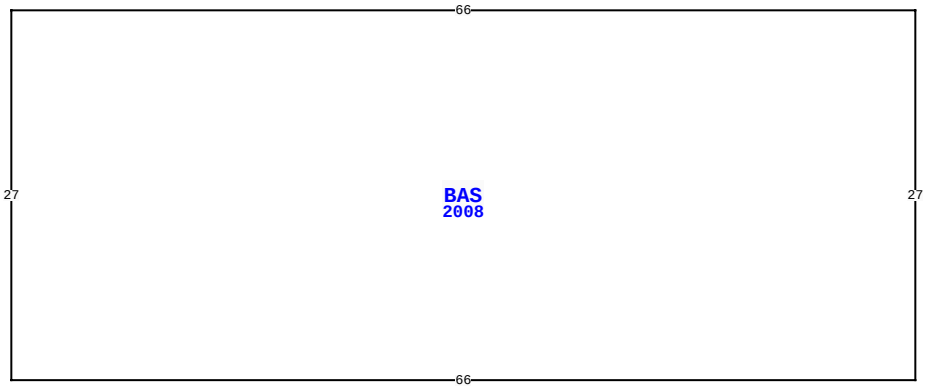
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	2008	1,782	35,086
TOTALS	1,782			1,782	35,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,782	82.0400	65.63	116,953	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1782 HX Base Yr



33275 WOODS LN, CALLAHAN

BLD DATE	04/07/2009 DJ	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	35,086
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	80,286
SOH/AGL Deduction	36,932
ASSESSED VALUE	43,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,354
TOTAL JUST VALUE	80,286
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1598/1502	12/30/2008	QC	Q	I	06	100

GRANTOR: HUGHES HENRY E
GRANTEE: HASKETT LINDA & DAV

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W66 S27 E66 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	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	1990	1990	3	20	200	

TOTAL OB/XF 200

LAND DESCRIPTION

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 10/30/2023 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS