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

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

2026

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

BUILDING CHARACTERISTICS

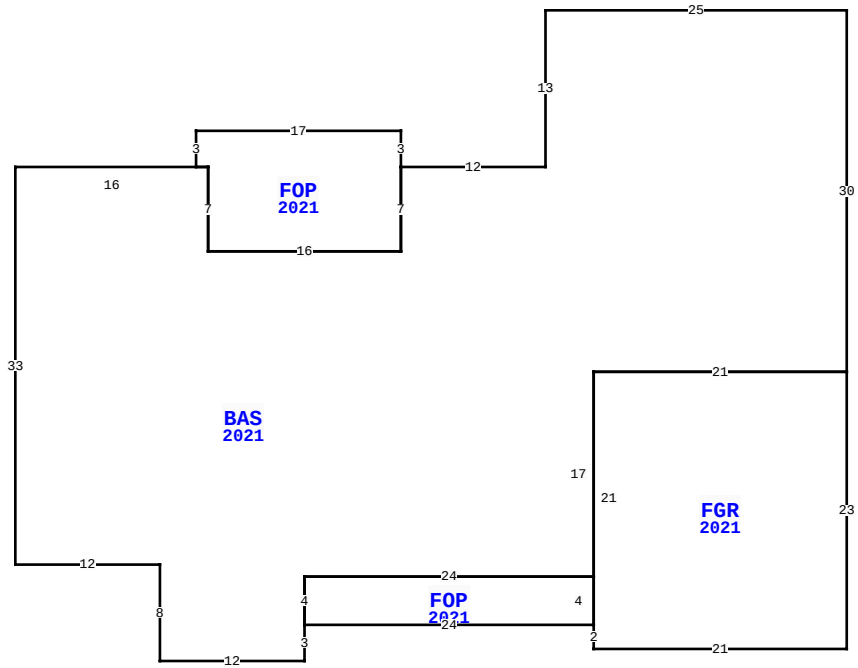
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	327,382
FGR	483	55	2021	266	38,296
FOP	96	30	2021	29	4,175
FOP	163	30	2021	49	7,055
TOTALS	3,016			2,618	376,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,618	105.1536	146.16	382,647	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2022 Heated Area: 2274 HX Base Yr 2022



33310 WOODS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/16/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		404,575
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		155,040
TOTAL MARKET VALUE		449,020
SOH/AGL Deduction		115,153
ASSESSED VALUE		333,867
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		282,456
TOTAL JUST VALUE		559,615
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		545,540

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

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$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	2.10	AC		1.00	1.00	1.00	19,000.00	19,000.00	39,900							
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	1.00	19,000.00	19,000.00	115,140							

REVIEW DATE 10/30/2024 BY DC Total Acres: 8.16 Total Land Value: 44,445 Market: 115,140 Agricultural: 4,545 Common: 39,900 PRINTED 07/09/2026 BY SYS

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2026

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

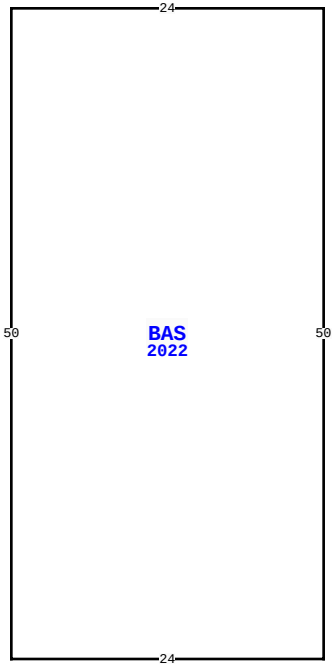
DOR CODE 5401 TIMBER 2-1 SI 90+
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2022	1,200	27,668
TOTALS	1,200			1,200	27,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	23.77	28,524	2022	2022	0	0	0	3.00	97.00

2 GARAGE RES 100% - 2024 Heated Area: 1200 HX Base Yr 2022



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GRANTOR: VERES DAVID & PATRICI						
GRANTEE: VERES DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=56,-10] E24 S50 W24 N50 $
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EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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