SW1/4 OF SE1/4
EX PARCELS 6-1 THRU 6-8
EX 6-11 & 6-12

HENDRICKS JAMES/HENDRICKS DANIEL
33608 MEADOWS LN
CALLAHAN, FL 32011

2023

03-3N-24-0000-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

37090 PINERIDGE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	223,800
TOTAL MARKET VALUE	49,106
SOH/AGL Deduction	24,125
ASSESSED VALUE	24,981
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,981
TOTAL JUST VALUE	235,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	16,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007850	CO ISSUED		06/20/2023
230006083	REPLACEMENT MOBIL		05/10/2023
MH013622	MH MOVE-ON	0	08/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1243/0990	7/07/2004	WD	U	V	07	100
GRANTOR: HENDRICKS JAMES & DAN						
GRANTEE: BOARD OF COUNTY COM						
1243/0986	7/07/2004	QC	U	V	07	100
GRANTOR: BOARD OF COUNTY COMMI						
GRANTEE: HENDRICKS JAMES & D						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	005000	C	RURAL HOME	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	12.92	AC		1.00	1.00	1.00	550.00	550.00	7,106							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	12.92	AC		1.00	1.00	1.00	15,000.00	15,000.00	193,800							

REVIEW DATE 07/14/2021 BY TWA Total Acres: 13.92 Total Land Value: 37,106 Market: 193,800 Agricultural: 7,106 Common: 30,000 PRINTED 08/02/2023 BY SYS