LOT 1
MEADOW'S BEND PB 8/36

WILLIAMS TERRENCE A & MARY E
540244 LEM TURNER ROAD
CALLAHAN, FL 32011

2023

23-1N-24-1301-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8021.00		

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

33256 MEADOWS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,600
TOTAL MARKET VALUE	80,600
SOH/AGL Deduction	23,486
ASSESSED VALUE	57,114
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,114
TOTAL JUST VALUE	80,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/0333	12/21/2006	WD	Q	V	01	85,000
GRANTOR: EDDY BRIAN DANIEL						
GRANTEE: WILLIAMS TERRENCE A						
1401/0953	4/03/2006	WD	Q	V	01	60,000
GRANTOR: KIRKLAND DONALD T						
GRANTEE: EDDY BRIAN DANIEL						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	4.03	AC		1.00	1.00	1.00	20,000.00	20,000.00	80,600							

REVIEW DATE 06/16/2023 BY MLU Total Acres: 4.03 Total Land Value: 80,600 Market: 0 Agricultural: 0 Common: 80,600 PRINTED 08/02/2023 BY SYS