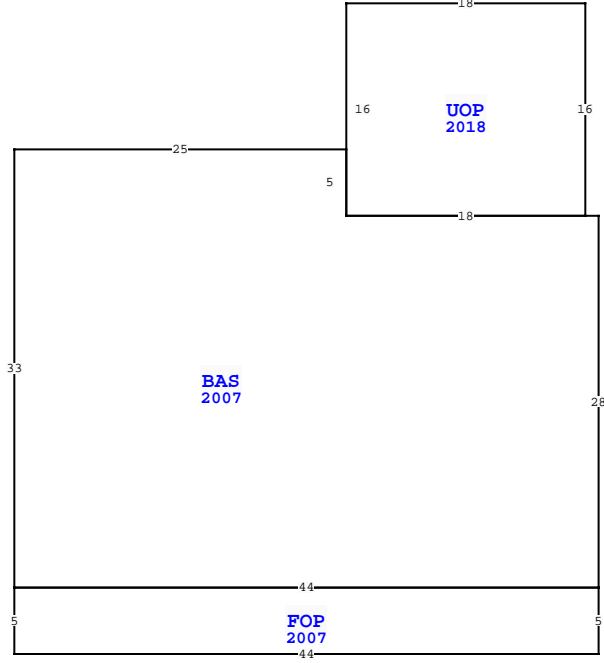




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	12	HARDWOOD	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,357	100	1,357
FOP	220	30	66
UOP	288	20	58
TOTALS	1,865		1,481
			187,968

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,481	109.0584	129.51	191,804	2007	2017	0	0	2.00	98.00		
1 SNGL FAM - 100% - 2019													
Heated Area: 1357													
HX Base Yr 2019													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		187,968	
TOTAL MARKET OB/XF VALUE		16,837	
TOTAL LAND VALUE - MARKET		80,600	
TOTAL MARKET VALUE		285,405	
SOH/AGL Deduction		64,785	
ASSESSED VALUE		220,620	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		170,620	
TOTAL JUST VALUE		285,405	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		230,022	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P12678	OTHER	0	08/01/2007
E19166	ELEC OTHER	2,000	05/01/2007
M12833	MECH OTHER	0	04/01/2007
C19545	CO ISSUED	104,874	03/01/2007
B19545	NEW CONSTR	104,874	03/01/2007
P12218	OTHER	0	03/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2247/0793	12/31/2018	WD	Q	I	01	275,000
GRANTOR: NELSON STEPHANIE M & GRANTEE: SPARKMAN AUSTIN & C						
1468/0373	12/28/2006	WD	Q	V		65,000
GRANTOR: KIRKLAND DONALD T GRANTEE: NELSON STEPHANIE MA						

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
1	0350	CARPORT WD	0	100	24	24		13.00	13.00	100	2018	2018	3	86	6,440	
2	0510	GARAGE WD-	0	100	24	12		35.00	35.00	100	2018	2018	3	90	9,072	
3	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	2018	2018	3	98	1,325	

TOTAL OB/XF														16,837
33268 MEADOWS LN, CALLAHAN														
BLD DATE														LGL DATE
XF DATE														LAND DATE
INC DATE														AG DATE
														05/18/2023
														MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2007] W1 UOP=[YR=2018] N16 W18 S16 E18\$ W18 N5 W25 S33 FOP=[YR=2007] S5 E44 N5 W44\$ E44 N28\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	0005	OR	0.00	0.00	4.03	AC		1.00	1.00	1.00	20,000.00	20,000.00	80,600							