

LOT 3
IN OR 2018/1138
MEADOW'S BEND PB 8/36

KIRKLAND JAME N
33290 MEADOWS LN
CALLAHAN, FL 32011

2023

23-1N-24-1301-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	0 100
Occupancy	00	NONE 100

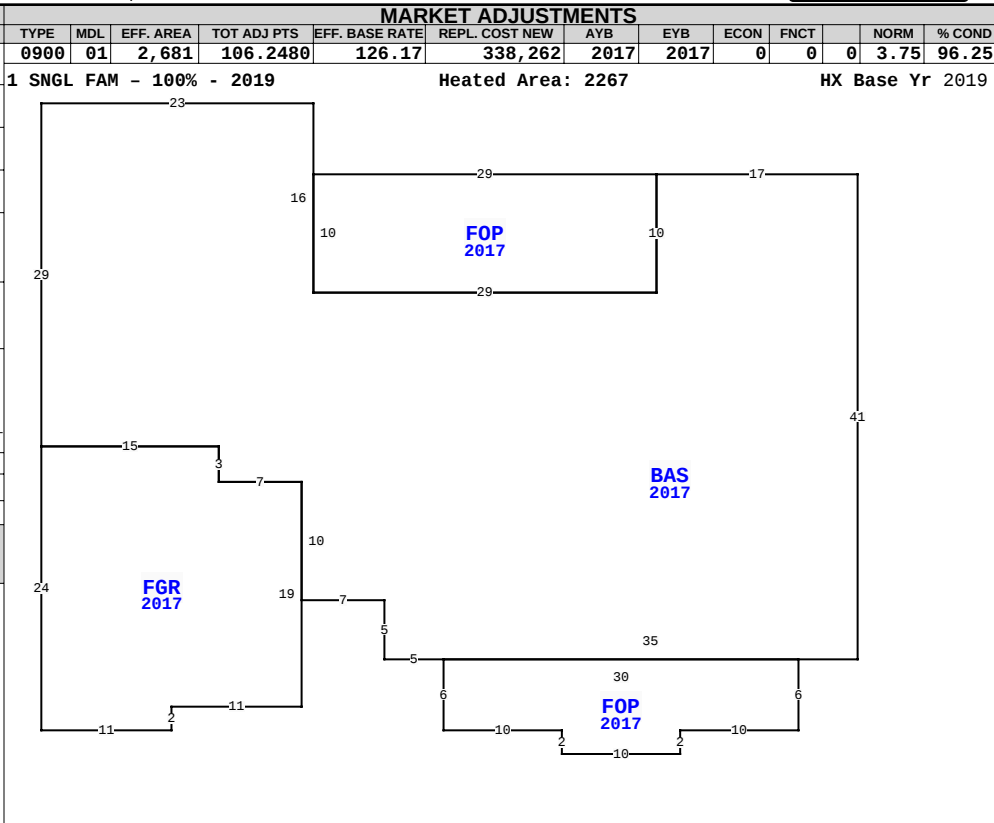
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,267	100	2,267	275,301
FGR	485	55	267	32,424
FOP	200	30	60	7,286
FOP	290	30	87	10,565

TOTALS	3,242		2,681	325,577
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	800.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	256.00	SF	6.50	6.50	
3	0300	BOAT DCK W	0	100	30	14	420.00	SF	20.00	20.00	
4	0300	BOAT DCK W	0	100	26	8	208.00	SF	20.00	20.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	4.00	AC	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023
INC DATE		AG DATE	MLU

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	0811	CONCRETE B	0	100	0	0	800.00	SF	5.20	5.20	100	2017	2017	3	97	4,035	
2	0810	CONCRETE A	0	100	0	0	256.00	SF	6.50	6.50	100	2017	2017	3	97	1,614	
3	0300	BOAT DCK W	0	100	30	14	420.00	SF	20.00	20.00	100	2021	2021	3	98	8,232	
4	0300	BOAT DCK W	0	100	26	8	208.00	SF	20.00	20.00	100	2021	2021	3	98	4,077	

TOTAL OB/XF											
17,958											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		325,577	
TOTAL MARKET OB/XF VALUE		17,958	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		423,535	
SOH/AGL Deduction		128,960	
ASSESSED VALUE		294,575	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		244,575	
TOTAL JUST VALUE		423,535	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		374,319	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632605	NEW CONSTR	273,869	10/04/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2018/1138	12/15/2015	WD	U	V	11	100	
GRANTOR: KIRKLAND DONALD T							
GRANTEE: KIRKLAND JAME N							
1396/1721	3/15/2006	WD	Q	V	05	175,000	
GRANTOR: G&H LAND DEVELOPMENT							
GRANTEE: KIRKLAND DONALD T							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W17 FOP=[YR=2017] W29 S10 E29 N10\$ S10 W29 N16 W23 S29 FGR=[YR=2017] S24 E11 N2 E11 N19 W7 N3 W15\$ E15 S3 E7 S10 E7 S5 E5 FOP=[YR=2017] S6 E10 S2 E10 N2 E10 N6 W30\$ E35 N41\$.											