LOT 5
IN OR 2609/424
MEADOW'S BEND PB 8/36

POWELL BOBBIE J & ERIC M
44302 CATIES WAY
CALLAHAN, FL 32011

2023

23-1N-24-1301-0005-0000

NASSAU COUNTY PROPERTY

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

33326 MEADOWS LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	71,800
TOTAL MARKET VALUE	71,800
SOH/AGL Deduction	0
ASSESSED VALUE	71,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,800
TOTAL JUST VALUE	71,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004083	GARAGE	69,139	03/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/0424	12/19/2022	WD	U	V	37	100,000
GRANTOR: COPHER CHRISTIAN & KA						
GRANTEE: POWELL BOBBIE J & E						
2556/0368	4/14/2022	WD	Q	V	01	120,000
GRANTOR: ACREE PAUL F & KAREN						
GRANTEE: COPHER CHRISTIAN &						

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	3.59	AC		1.00	1.00	1.00	20,000.00	20,000.00	71,800							

REVIEW DATE 06/16/2023 BY MLU Total Acres: 3.59 Total Land Value: 71,800 Market: 0 Agricultural: 0 Common: 71,800 PRINTED 08/02/2023 BY SYS