

PT LOTS 1279 & 1292
IN OR 2630/1337
(EX OR 2262/1942)

WILSON FAMILY REVOCABLE LIVING TRUST/WILSON WESLEY
33309 MEADOWS LANE
CALLAHAN, FL 32011

2023

23-1N-24-2180-1279-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	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	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,130	100	3,130	350,913
FGR	720	55	396	44,397
FOP	280	30	84	9,418
FOP	692	30	208	23,320
TOTALS	4,822		3,818	428,047

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0861	POOL GUNIT	0 100	0	0	488.00	SF	85.00	85.00	100	2020
3	0855	CONC PAVER	0 100	0	0	1,138.00	SF	10.00	10.00	100	2020
4	0812	CONCRETE C	0 100	0	0	4,039.00	SF	4.00	4.00	100	2020
5	0500	FP-PRE FAB	0 100	0	0	3.00	UT	3,500.00	3,500.00	100	2020
6	0350	CARPORT WD	0 100	56	26	1,456.00	SF	8.58	8.58	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC	
2	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	3.50	AC	
3	009530	C	POND	0		OR	0.00	0.00	1.50	AC	
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	3.50	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,818	95.8455	113.82	434,565	2020	2020	0	0	1.50	98.50
1 SNGL FAM - 100% - 2021 Heated Area: 3130 HX Base Yr 2021											
33309 MEADOWS LN, CALLAHAN											
BLD DATE: 06/16/2023 MLU											

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VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		447,175	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		121,250	
SOH/AGL Deduction		TOTAL MARKET VALUE		572,124	
ASSESSED VALUE		TOTAL EXEMPTION VALUE		104,490	
TOTAL EXEMPTION VALUE		HX HB		467,634	
BASE TAXABLE VALUE		TOTAL JUST VALUE		50,000	
TOTAL JUST VALUE		NCON VALUE		417,634	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		0	
PREVIOUS YEAR MKT VALUE				490,420	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010049	CO ISSUED	0	10/21/2020
20006079	SWIM POOL	63,400	07/14/2020
20002487	NEW CONSTR	450,071	03/19/2020
19002903	GARAGE	48,517	03/25/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2630/1337	3/28/2023	WD U	I	11		100	
GRANTOR: WILSON WESLEY G SR &							
GRANTEE: WILSON FAMILY REVOC							
2233/1345	10/15/2018	TD	Q	V	01	72,000	
GRANTOR: CAPPS EDWIN H & STACE							
GRANTEE: WILSON WESLEY G SR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W2 N7 W15 FOP=[YR=2020] N12 W51 S8 E8 S10 E9 N10 E14 S10 E19 N6 E1\$ W1 S6 W19 N10 W14 S10 W9 N10 W8 N8 W11 FGR=[YR=2020] W24 S30 E24 N30\$ S27 E10 S27 E20 S2 FOP=[YR=2020] S8 E35 N8 W35\$ E35 N2 E12 N7 E2 N18 W2 N6 E2 N4\$.											

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