

SMITH NELLIE L/E/
33457 MEADOWS LANE
CALLAHAN, FL 32011

23-1N-24-2180-1290-0020

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10006VINYL ASB 10001NONE 10002CONVECTION 1002 1001 100WOOD FRAME 1001. 1. 1000 100DIST 1D 10000NONE 100

Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA08NEIGHBORHOOD/LOC8005.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREA SUBAREA MARKET VALUEBAS1,3441001,34487,709BAS1201001207,831FCP36825926,004FSP345401389,006UOP11220221,436

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND0100011,71689.000080.32137,829197419760018.7581.25

1 SINGLE FAM - 100% - 0Heated Area: 1464HX Base Yr

Diagram showing lot dimensions and area calculations:
- Lot width: 28
- Front yard setback: 10
- Side yard setbacks: 8 (left), 14 (right)
- Rear yard setback: 23
- Building footprint: 23 x 25
- FCP (Front Corner Portion) area: 16 x 16 = 256 sq ft
- FSP (Front Side Portion) area: 15 x 15 = 225 sq ft
- UOP (Unimproved Outside Portion) area: 8 x 8 = 64 sq ft
- BAS (Building Area Subtotal) area: 1,344 sq ft
- Total Gross Area: 1,344 + 225 + 64 = 1,633 sq ft
- PCT OF BASE: 100%

NASSAU COUNTY PROPERTY

PAGE 1 of 16

VALUATION BYSTANDARDTax Group: 6Tax Dist:

BUILDING MARKET VALUE111,986TOTAL MARKET OB/XF VALUE4,716TOTAL LAND VALUE - MARKET33,750TOTAL MARKET VALUE150,452SOH/AGL Deduction81,252ASSESSED VALUE69,200TOTAL EXEMPTION VALUEHX HB WX SL69,200BASE TAXABLE VALUE0TOTAL JUST VALUE150,452NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE120,913

Sales Data Table:

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1683/0573	6/11/2010	QC	U	I	11	100

GRANTOR:SMITH NELLIEGRANTEE:SEARS RAYMOND L & A0777/192211/27/1996QCUII18100GRANTOR:SMITH FELDER & NELLIEGRANTEE:SEARS AVA & SHARON

BUILDING NOTES

BUILDING DIMENSIONSFCP=[YR=2010] W23 S16 FSP=[YR=1993] S15 BAS=[YR=1993] W10 BAS=[YR=2010] N8 W15 S8 E15\$ W15 S28 E23 UOP=[YR=1993] S8 E14 N8 W14\$ E25 N28 W23\$ E23 N15 W23\$ E23 N16\$.

REVIEW DATE01/30/2019BYTWATotal Acres: 2.25Total Land Value: 33,750Market: 0Agricultural: 0Common: 33,750PRINTED 08/02/2023 BY SYS