

PT LOTS 1290 & 1297 IN
OR 2533/860 & PT ABND R/W
ADJACENT THERETO BY

PARK CHARLES W JR & EARNESTINE/
33471 MEADOWS LANE
CALLAHAN, FL 32011

2023

23-1N-24-2180-1290-0030



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 6												
Exterior Wall	17	CB STUCCO 100	0900	01	2,369	100.5480	119.40	282,859	2005	2005	0	0	0	8.50	91.50	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2011														Heated Area: 1954											
Roof Cover	12	MODULAR MT 100															HX Base Yr 2011											
Interior Wall	05	DRYWALL 100																										
Interior Floo	08	SHT VINYL 70																										
Interior Floo	14	CARPET 30																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		2 100																										
Frame	03	MASONRY 100																										
Stories		1. 100																										
Units		0 100																										
BUD8 Adjustme	06	DIST 1D 100																										
Occupancy	00	NONE 100																										
Quality			02	Quality Level 02																								
DOR CODE			0100 SINGLE FAMILY																									
MAP NUM			MKT AREA 08																									
NEIGHBORHOOD/LOC			8005.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,954	100	1,954	213,477																								
FEP	360	80	288	31,464																								
FOP	350	30	105	11,471																								
PTO	204	5	10	1,093																								
STP	35	10	4	437																								
STP	80	10	8	874																								
TOTALS			2,983	2,369	258,816																							
EXTRA FEATURES			33471 MEADOWS LN, CALLAHAN																									
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	0511	GARAGE CB-	0	100	24	36	864.00	SF	40.00	40.00	100	1987	1987	3	54.5	18,835												
2	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	1995	1995	3	24	1,037												
3	0510	GARAGE WD-	0	100	35	35	1,225.00	SF	35.00	35.00	100	2002	2002	3	32	13,720												
4	0810	CONCRETE A	0	100	35	12	420.00	SF	6.50	6.50	100	2002	2002	3	83	2,266												
5	0810	CONCRETE A	0	100	35	12	420.00	SF	6.50	6.50	100	2002	2002	3	83	2,266												
6	0681	POLE SHED	0	100	24	10	240.00	SF	15.00	15.00	100	2007	2007	3	52	1,872												
7	0810	CONCRETE A	0	100	0	0	416.00	SF	6.50	6.50	100	2007	2007	3	89	2,407												
TOTAL OB/XF			42,403																									
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	3.05	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,900											
REVIEW DATE 01/30/2019 BY TWA Total Acres: 3.05 Total Land Value: 54,900 Market: 0 Agricultural: 0 Common: 54,900 PRINTED 08/02/2023 BY SYS																												