PT LOTS 1290 & 1297 IN
OR 559/133 & OR 563/1240 &
PT ABND R/W ADJACENT THERETO

MEADOWS AUDREY E
33485 MEADOWS LANE
CALLAHAN, FL 32011

**2023**

**23-1N-24-2180-1290-0040**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

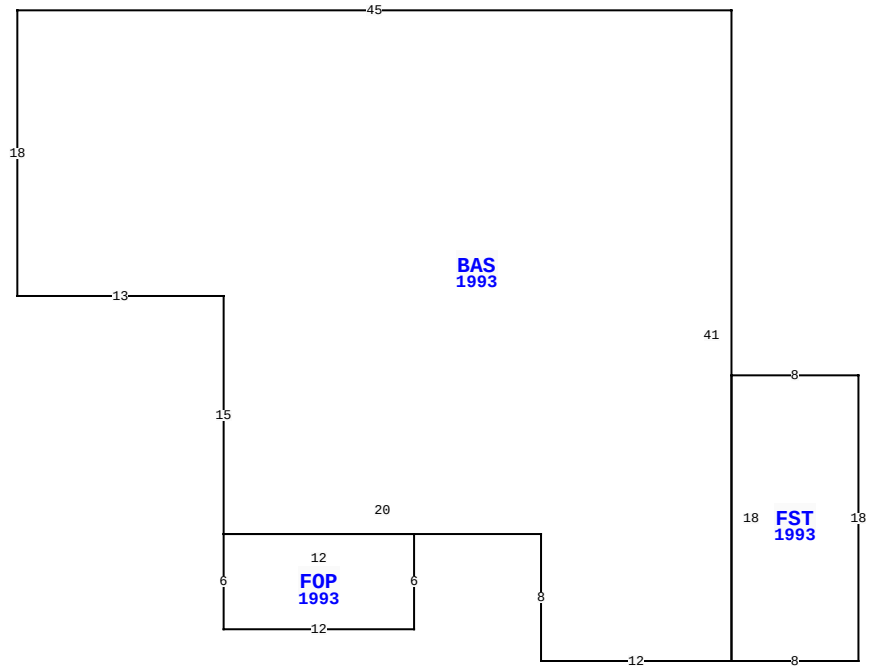
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,386 | 100 | 1,386 | 107,847 |
| FOP | 72 | 30 | 22 | 1,712 |
| FST | 144 | 55 | 79 | 6,147 |
| TOTALS | 1,602 | | 1,487 | 115,705 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,487 | 107.1000 | 96.66 | 143,733 | 1973 | 1973 | 0 | 0 | 0 | 19.50 | 80.50 |

1 SINGLE FAM – 100% - 0 Heated Area: 1386 HX Base Yr




33485 MEADOWS LN, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 115,705 |
| TOTAL MARKET OB/XF VALUE | | 8,484 |
| TOTAL LAND VALUE - MARKET | | 36,900 |
| TOTAL MARKET VALUE | | 161,089 |
| SOH/AGL Deduction | | 86,899 |
| ASSESSED VALUE | | 74,190 |
| TOTAL EXEMPTION VALUE | HX HB WR SL | 74,190 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 161,089 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 132,800 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8342 | MH MOVE-ON | 14,711 | 10/18/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0563/1243 | 2/07/1989 | QC | U | I | 06 | 100 |
| GRANTOR: ITT RAYONIER INC | | | | | | |
| GRANTEE: MEADOWS AUDREY E & | | | | | | |
| 0563/1240 | 2/07/1989 | SW | U | I | 06 | 1,700 |
| GRANTOR: RAYONIER TIMBERLANDS | | | | | | |
| GRANTEE: MEADOW AUDREY E & J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W45 S18 E13 S15 FOP=[YR=1993] S6 E12 N6 W12$
E20 S8 E12 FST=[YR=1993] E8 N18 W8 S18$ N41 $.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0510 | GARAGE WD- | 0 | 100 | 29 | 24 | 696.00 | SF | 26.25 | 26.25 | 100 | 1975 | 1975 | 3 | 20 | 3,654 | |
| 3 | 0350 | CARPORT WD | 0 | 100 | 11 | 20 | 220.00 | SF | 13.00 | 13.00 | 100 | 1986 | 1986 | 3 | 20 | 572 | |
| 4 | 0510 | GARAGE WD- | 0 | 100 | 30 | 24 | 720.00 | SF | 26.25 | 26.25 | 100 | 1993 | 1993 | 3 | 20 | 3,780 | |
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 17 | 7 | 119.00 | SF | 20.10 | 20.10 | 100 | 2000 | 2000 | 3 | 20 | 478 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,484

| 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 | 100 | | OR | 0.00 | 0.00 | 1.23 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 36,900 | | | | | | | |

REVIEW DATE 09/25/2018 BY TWA Total Acres: 1.23 Total Land Value: 36,900 Market: 0 Agricultural: 0 Common: 36,900 PRINTED 08/02/2023 BY SYS