PT OF LOTS 1290 & 1297
IN OR 648/1263 & PT ABND R/W
ADJACENT THERETO BY

MEADOWS MICHAEL E & CARRIN R
7627 ENOCH LAKE CIRCLE
LAKE PARK, GA 31636-3166

2023

23-1N-24-2180-1290-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

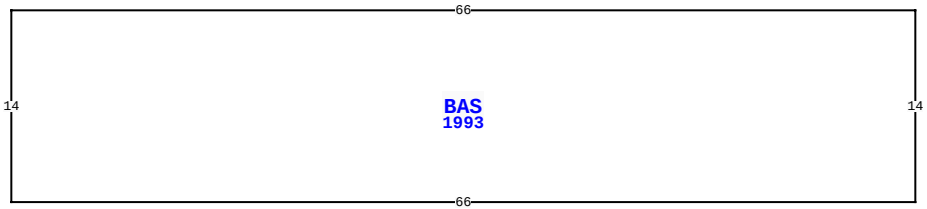
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	17,694
TOTALS	924		924	17,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	98.2000	63.83	58,979	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



33481 MEADOWS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	17,694
TOTAL MARKET OB/XF VALUE	672
TOTAL LAND VALUE - MARKET	54,720
TOTAL MARKET VALUE	73,086
SOH/AGL Deduction	12,958
ASSESSED VALUE	60,128
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,128
TOTAL JUST VALUE	73,086
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0648/1263	2/06/1992	WD	U	I	01	100

GRANTOR: MEADOWS JESSIE M & AU
GRANTEE: MEADOWS MICHAEL E &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14$.

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
1	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	2000	2000	3	20	192	
2	1242	WD DECK A	0	0	24	10	240.00	SF	10.00	10.00	100	2000	2000	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 672

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	000102	C	SFR/MH	0	0005	OR	0.00	0.00	3.04	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,720							

REVIEW DATE 08/10/2017 BY TWX Total Acres: 3.04 Total Land Value: 54,720 Market: 0 Agricultural: 0 Common: 54,720 PRINTED 08/02/2023 BY SYS