

HENDRICKS DANIEL R
33608 MEADOWS LN
CALLAHAN, FL 32011

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY					STANDARD																
Exterior Wall	03	0800	02	1,858	151.8400	106.29	197,487	2003	2003	0	0	0	46.00	54.00	Tax Group: 6					Tax Dist:															
Roof Structur	03	1 M/H 94+ - 100% - 2022													Heated Area: 1856										HX Base Yr 2022										
Roof Cover	03																																		
Interior Wall	05																																		
Interior Floo	14																																		
Interior Floo	08																																		
Air Condition	03																																		
Heating Type	04																																		
Bedrooms		3 100																																	
Bathrooms		2 100																																	
Frame	02	WOOD FRAME 100																																	
Stories	1.	1. 100																																	
Units		0 100																																	
Quality		06													Quality Level 06																				
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	1,856	100	1,856	106,528																															
FOP	5	30	2	115																															
TOTALS		1,861													1,858																				
EXTRA FEATURES		33608 MEADOWS LN, CALLAHAN													06/13/2023 MLU																				
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																		
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080																			
4	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100	2006	2006	3	48	2,880																			
LAND DESCRIPTION																		TOTAL OB/XF 5,960																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0005	OR	0.00	0.00	2.65	AC		1.00	1.00	1.00	30,000.00	30,000.00	79,500																		
REVIEW DATE 03/05/2020 BY TWA Total Acres: 2.65 Total Land Value: 79,500 Market: 0 Agricultural: 0 Common: 79,500 PRINTED 08/02/2023 BY SYS																																			