PT OF LOT 1300
IN OR 2335/168
TOWN OF CRAWFORD SUB

STRICKLAND MARK
33695 MEADOWS LANE
CALLAHAN, FL 32011

2023

23-1N-24-2180-1300-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

33640 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	33,600
TOTAL MARKET VALUE	33,600
SOH/AGL Deduction	6,496
ASSESSED VALUE	27,104
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,104
TOTAL JUST VALUE	33,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10179	DEMOLITION	0	09/01/2002
7703	MH MOVE-ON	8,000	02/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2335/0168	1/17/2020	WD	U	V	40	20,000
GRANTOR: ALL AMERICAN SHIP AGE						
GRANTEE: STRICKLAND MARK						
2014/1388	11/18/2015	QC	U	V	11	3,400
GRANTOR: TAX EASE FLORIDA REO						
GRANTEE: ALL AMERICAN SHIP A						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0007	OR	0.00	0.00	1.12	AC		1.00	1.00	1.00	30,000.00	30,000.00	33,600							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 1.12 Total Land Value: 33,600 Market: 0 Agricultural: 0 Common: 33,600 PRINTED 08/02/2023 BY SYS