E'LY 160 FT OF S'LY 272.25 FT
OF LOT 1300 & S-2 OF LOT 1301
IN OR 2185/1383

STRICKLAND MARK J/LEVERETT SUSAN
33695 MEADOWS LANE
CALLAHAN, FL 32011

2023

23-1N-24-2180-1300-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
Quality	03	Quality Level 03

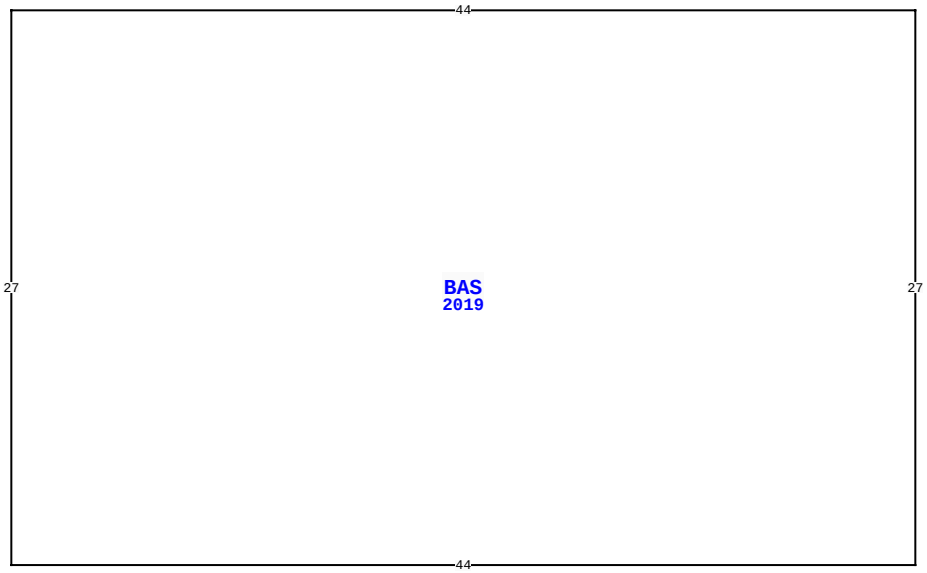
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	94,217
TOTALS	1,188		1,188	94,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	116.8000	81.76	97,131	2019	2019	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2020 Heated Area: 1188 HX Base Yr 2020



33695 MEADOWS LN, CALLAHAN

BLD DATE	06/15/2007	JH	LGL DATE	
XF DATE	06/15/2007	JH	LAND DATE	06/13/2023 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		94,217
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		38,700
TOTAL MARKET VALUE		132,917
SOH/AGL Deduction		33,193
ASSESSED VALUE		99,724
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		49,724
TOTAL JUST VALUE		132,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009731	CO ISSUED	0	09/16/2019
19002647	MH MOVE-ON	0	03/18/2019
8068	MH MOVE-ON	1,500	03/01/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2185/1383	3/01/2018	WD	U	I	11	100
GRANTOR: STRICKLAND RICHARD G						
GRANTEE: STRICKLAND MARK J &						
2183/0011	3/01/2018	WD	U	I	98	1,000
GRANTOR: STRICKLAND RICHARD G						
GRANTEE: STRICKLAND MARK J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W44 S27 E44 N27$.

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000102	C	SFR/MH	100		OR	0.00	0.00	0.29	AC		1.00	1.00	1.00	30,000.00	30,000.00	8,700							

REVIEW DATE 06/10/2019 BY TWMB Total Acres: 1.29 Total Land Value: 38,700 Market: 0 Agricultural: 0 Common: 38,700 PRINTED 08/02/2023 BY SYS