LOT 1169
(EX UTIL ESMT IN OR 1804/825 &
EX OR 2017/546)

HENDRICKS DANIEL R
33608 MEADOWS LN
CALLAHAN, FL 32011

2024

14-1N-24-2180-1169-0000

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

BREADCRUMB TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/14/2023 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	80,750
TOTAL MARKET VALUE	80,750
SOH/AGL Deduction	22,186
ASSESSED VALUE	58,564
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,564
TOTAL JUST VALUE	80,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1530244	NEW CONSTR	0	11/30/2015
MH155691	MH MOVE-ON	5,768	10/30/2015
MH155691	CO ISSUED	0	10/28/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2011/0443	10/26/2015	MS	U	V	18	100
GRANTOR: NASSAU BOARD OF COUNT						
GRANTEE: HENDRICKS DANIEL						
1901/0164	1/31/2014	WD	Q	V	01	50,000
GRANTOR: ALLEN PAIGE TAYLOR						
GRANTEE: HENDRICKS DANIEL R						

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	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	0.85	19,000.00	16,150.00	80,750							

REVIEW DATE 05/08/2024 BY TWA Total Acres: 5.00 Total Land Value: 80,750 Market: 0 Agricultural: 0 Common: 80,750 PRINTED 08/06/2024 BY SYS