LOT 5
IN OR 2609/424
MEADOW'S BEND PB 8/36

POWELL BOBBIE J & ERIC M
33326 MEADOWS LANE
CALLAHAN, FL 32011

2024

23-1N-24-1301-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		N/A 100
Bathrooms		N/A 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

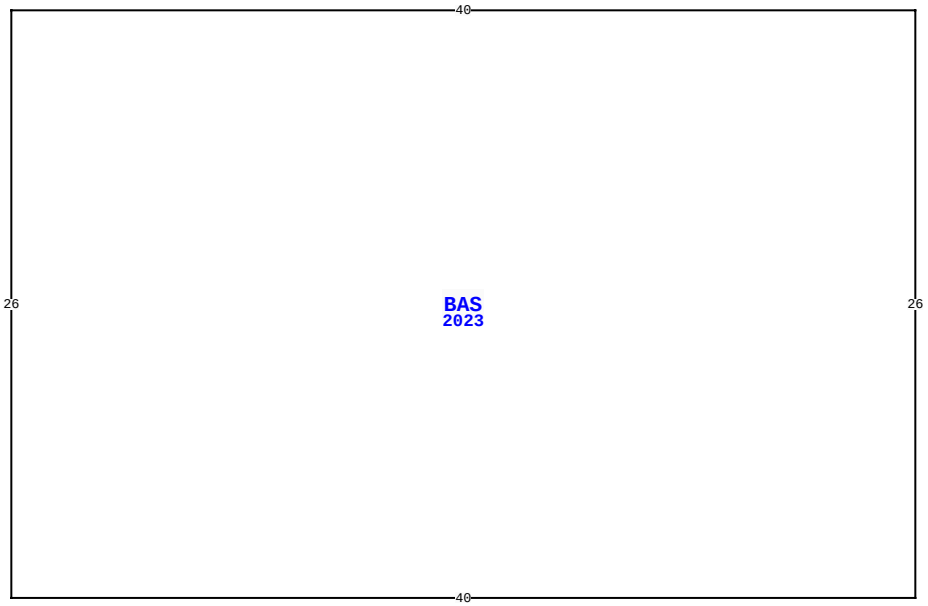
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	20,592
TOTALS	1,040		1,040	20,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	57.1320	20.00	20,800	2023	2023	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2024 Heated Area: 1040 HX Base Yr



33326 MEADOWS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	20,592
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	89,750
TOTAL MARKET VALUE	110,342
SOH/AGL Deduction	10,770
ASSESSED VALUE	99,572
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,572
TOTAL JUST VALUE	110,342
NCON VALUE	20,592
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005455	PRIVATE PROVIDER	482,279	05/06/2024
240005455	CO ISSUED		05/06/2024
230009362	NEW SFR	482,279	07/21/2023
23004083	GARAGE	69,139	03/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2609/0424	12/19/2022	WD	U	V	37	100,000
GRANTOR: COPHER CHRISTIAN & KA						
GRANTEE: POWELL BOBBIE J & E						
2556/0368	4/14/2022	WD	Q	V	01	120,000
GRANTOR: ACREE PAUL F & KAREN						
GRANTEE: COPHER CHRISTIAN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W40 S26 E40 N26 $
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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	3.59	AC		1.00	1.00	1.00	25,000.00	25,000.00	89,750							

REVIEW DATE 05/23/2024 BY WW Total Acres: 3.59 Total Land Value: 89,750 Market: 0 Agricultural: 0 Common: 89,750 PRINTED 08/06/2024 BY SYS