

PT LOTS 1279 & 1292
IN OR 2630/1337
(EX OR 2262/1942)

WILSON FAMILY REVOCABLE LIVING TRUST/WILSON WESLEY
33309 MEADOWS LANE
CALLAHAN, FL 32011

2024

23-1N-24-2180-1279-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,130	100	3,130	366,567
FGR	720	55	396	46,377
FOP	280	30	84	9,838
FOP	692	30	208	24,359
TOTALS	4,822		3,818	447,143

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0861	POOL GUNIT	0	100	0	0	488.00	SF	85.00	85.00	
2	0855	CONC PAVER	0	100	0	0	1,138.00	SF	10.00	10.00	
3	0812	CONCRETE C	0	100	0	0	4,039.00	SF	4.00	4.00	
4	0500	FP-PRE FAB	0	100	0	0	3.00	UT	3,500.00	3,500.00	
5	0350	CARPORT WD	0	100	56	26	1,456.00	SF	8.58	8.58	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC	
2	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	3.50	AC	
3	009530	C	POND	100		OR	0.00	0.00	1.50	AC	
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	3.50	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,818	95.8455	119.81	457,435	2020	2020	0	0	2.25	97.75
1 SNGL FAM - 100% - 2021 Heated Area: 3130 HX Base Yr 2021											
33309 MEADOWS LN, CALLAHAN											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		466,074	
TOTAL MARKET OB/XF VALUE		87,474	
TOTAL LAND VALUE - MARKET		121,250	
TOTAL MARKET VALUE		589,853	
SOH/AGL Deduction		108,231	
ASSESSED VALUE		481,622	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		431,622	
TOTAL JUST VALUE		674,798	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		657,104	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010049	CO ISSUED	0	10/21/2020
20006079	SWIM POOL	63,400	07/14/2020
20002487	NEW CONSTR	450,071	03/19/2020
19002903	GARAGE	48,517	03/25/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2630/1337	3/28/2023	WD	U	I	11	100	
GRANTOR: WILSON WESLEY G SR &							
GRANTEE: WILSON FAMILY REVOC							
2233/1345	10/15/2018	TD	Q	V	01	72,000	
GRANTOR: CAPPS EDWIN H & STACE							
GRANTEE: WILSON WESLEY G SR							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2020] W2 N7 W15 FOP=[YR=2020] N12 W51 S8 E8 S10 E9 N10 E14 S10 E19 N6 E1\$ W1 S6 W19 N10 W14 S10 W9 N10 W8 N8 W11 FGR=[YR=2020] W24 S30 E24 N30\$ S27 E10 S27 E20 S2 FOP=[YR=2020] S8 E35 N8 W35\$ E35 N2 E12 N7 E2 N18 W2 N6 E2 N4\$.											

PT LOTS 1279 & 1292
IN OR 2630/1337
(EX OR 2262/1942)

WILSON FAMILY REVOCABLE LIVING TRUST/WILSON WESLEY
33309 MEADOWS LANE
CALLAHAN, FL 32011

2024

23-1N-24-2180-1279-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall		N/A 100		
Interior Floor	03	CONC FINSH 100		
Air Condition	99	N/A 100		
Heating Type		N/A 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	05	STEEL 100		
Stories	0	0 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE		5000	IMPROVED AG	
MAP NUM			MKT AREA 08	
NEIGHBORHOOD/LOC		8005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	15,667
FCP	340	25	85	1,632
FCP	340	25	85	1,632
TOTALS	1,496		986	18,931

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	986	57.1320	20.00	19,720	2019	2019	0	0	4.00	96.00
2 GARAGE RES - 100% - 2021						Heated Area: 816		HX Base Yr 2021			
10 34 FCP 2019 10 24 34 BAS 2019 24 10 34 FCP 2019 10											
BLD DATE				LGL DATE				06/16/2023			
XF DATE				LAND DATE				MLU			