PT LOTS 1279 & 1292
IN OR 2630/1337
(EX OR 2093/830 &OR 2233/1345)

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

2024

23-1N-24-2180-1279-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
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

MEADOWS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	161,120
TOTAL MARKET VALUE	6,190
SOH/AGL Deduction	0
ASSESSED VALUE	6,190
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,190
TOTAL JUST VALUE	161,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
2285/1332	6/04/2019	TD	Q	V	01	54,000
GRANTOR: CAPPS LIVING TRUST						
GRANTEE: WILSON WESLEY G SR						

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	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	8.48	AC		1.00	1.00	1.00	730.00	730.00	6,190							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.48	AC		1.00	1.00	1.00	19,000.00	19,000.00	161,120							

REVIEW DATE 05/08/2024 BY WWA Total Acres: 8.48 Total Land Value: 6,190 Market: 161,120 Agricultural: 6,190 Common: 0 PRINTED 08/06/2024 BY SYS