PT OF LOT 1290 IN OR 777/1922
& N1/2 ABND R/W LYING S
THEREOF BY RES 2007-158 &

SMITH NELLIE L/E/
33457 MEADOWS LANE
CALLAHAN, FL 32011

2024

23-1N-24-2180-1290-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 08

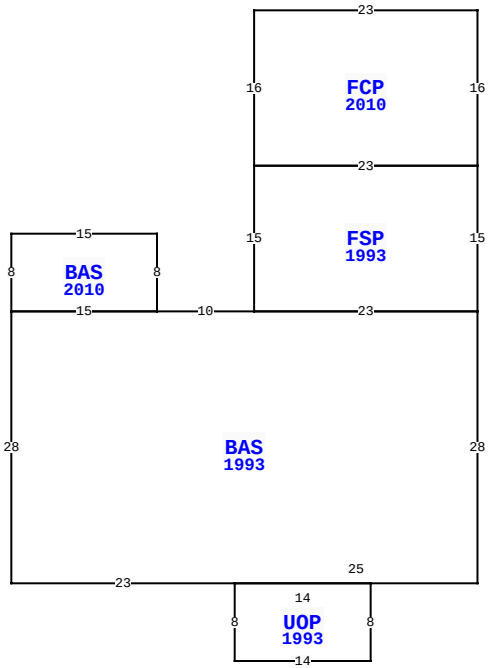
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	92,044
BAS	120	100	120	8,218
FCP	368	25	92	6,301
FSP	345	40	138	9,451
UOP	112	20	22	1,507
TOTALS	2,289		1,716	117,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,716	89.0000	84.55	145,088	1974	1976	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 0 Heated Area: 1464 HX Base Yr



33457 MEADOWS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		117,521
TOTAL MARKET OB/XF VALUE		4,716
TOTAL LAND VALUE - MARKET		47,250
TOTAL MARKET VALUE		169,487
SOH/AGL Deduction		98,211
ASSESSED VALUE		71,276
TOTAL EXEMPTION VALUE	HX HB WX SL	71,276
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		169,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1683/0573	6/11/2010	QC	U	I	11	100
GRANTOR: SMITH NELLIE						
GRANTEE: SEARS RAYMOND L & A						
0777/1922	11/27/1996	QC	U	I	18	100
GRANTOR: SMITH FELDER & NELLIE						
GRANTEE: SEARS AVA & SHARON						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2010] W23 S16 FSP=[YR=1993] S15 BAS=[YR=1993] W10 BAS=[YR=2010] N8 W15 S8 E15$ W15 S28 E23 UOP=[YR=1993] S8 E14 N8 W14$ E25 N28 W23$ E23 N15 W23$ E23 N16$.

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
1	0200	BARN WD 0-	0	100	0	0	384.00	SF	20.00	20.00	100	1980	1980	3	20	1,536	
2	0681	POLE SHED	0	100	38	11	418.00	SF	15.00	15.00	100	1980	1980	3	20	1,254	
3	0681	POLE SHED	0	100	38	11	418.00	SF	15.00	15.00	100	1980	1980	3	20	1,254	
4	0681	POLE SHED	0	100	16	14	224.00	SF	15.00	15.00	100	1983	1983	3	20	672	

LAND DESCRIPTION

TOTAL OB/XF 4,716

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	100	0005	OR	0.00	0.00	2.25	AC		1.00	1.00	0.70	30,000.00	21,000.00	47,250							

REVIEW DATE 05/08/2024 BY WWA Total Acres: 2.25 Total Land Value: 47,250 Market: 0 Agricultural: 0 Common: 47,250 PRINTED 08/06/2024 BY SYS