

PT LOTS 1290 & 1297 IN
OR 2533/860 & PT ABND R/W
ADJACENT THERETO BY

PARK CHARLES W JR & EARNESTINE L/E/
33471 MEADOWS LANE
CALLAHAN, FL 32011

2024

23-1N-24-2180-1290-0030



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100

Quality	02	Quality Level 02	
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	1,954	100	1,954	223,477
FEP	360	80	288	32,938
FOP	350	30	105	12,008
PTO	204	5	10	1,144
STP	35	10	4	458
STP	80	10	8	915

TOTALS	2,983	2,369	270,940
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0511	GARAGE CB-	0	100	24	36	864.00	SF	40.00	40.00	
2	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	
3	0510	GARAGE WD-	0	100	35	35	1,225.00	SF	35.00	35.00	
4	0810	CONCRETE A	0	100	35	12	420.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	100	35	12	420.00	SF	6.50	6.50	
6	0681	POLE SHED	0	100	24	10	240.00	SF	15.00	15.00	
7	0810	CONCRETE A	0	100	0	0	416.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	3.05	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,369	100.5480	125.68	297,736	2005	2005	0	0	9.00	91.00
1 SNGL FAM - 100% - 2011 Heated Area: 1954 HX Base Yr 2011											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF											
40,414											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		270,940	
TOTAL MARKET OB/XF VALUE		40,414	
TOTAL LAND VALUE - MARKET		57,188	
TOTAL MARKET VALUE		368,542	
SOH/AGL Deduction		187,064	
ASSESSED VALUE		181,478	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		131,478	
TOTAL JUST VALUE		368,542	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		356,119	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0515061	ELEC OTHER	1,000	05/01/2005
M0509795	H/AC	0	05/01/2005
P09310	OTHER	0	04/01/2005
R07369	REPAIR/RRF	4,700	03/01/2005
B14835	NEW CONSTR	139,996	03/01/2005
E0311565	GARAGE	2,000	08/01/2003

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2533/0860	1/24/2022	WD	U	I	11	100			
GRANTOR: PARK CHARLES W JR & E									
GRANTEE: PARK CHARLES W JR &									
1683/0574	6/11/2010	WD	Q	I	01	222,000			
GRANTOR: SEARS RAYMOND L (S) E									
GRANTEE: PARK CHARLES W JR &									

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2005] W17 FEP=[YR=2009] W13 STP=[YR=2009] N5 W7 S5 E7\$ W17 S12 BAS=[YR=2005] W17 S36 E14 FOP=[YR=2005] E10 STP=[YR=2009] S10 E8 N10 W8\$ E40 N7 W50 S7\$ N7 E50 N29 W47 \$ E30 N12 \$ S12 E17 N12\$.											