PT OF LOTS 1290 & 1297
IN OR 2693/563 & PT ABND R/W
ADJACENT THERETO BY

SPITLER JACK LAWRENCE
33485 MEADOWS LANE
CALLAHAN, FL 32011

2024

23-1N-24-2180-1290-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

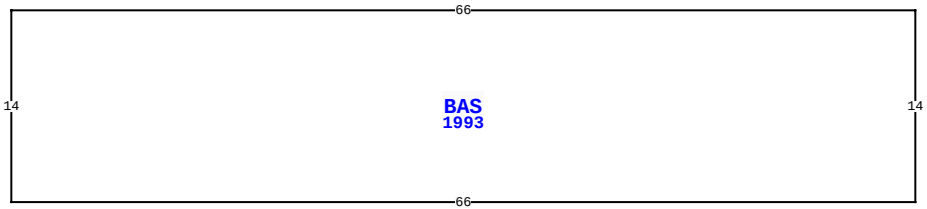
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	19,055
TOTALS	924		924	19,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	98.2000	68.74	63,516	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 924 HX Base Yr



33481 MEADOWS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 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	19,055
TOTAL MARKET OB/XF VALUE	672
TOTAL LAND VALUE - MARKET	57,000
TOTAL MARKET VALUE	76,727
SOH/AGL Deduction	0
ASSESSED VALUE	76,727
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,727
TOTAL JUST VALUE	76,727
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2693/563	2/02/2024	QC	U	I	11	100
GRANTOR: DEFAZIO JENNIFER BRAD						
GRANTEE: SPITLER JACK LAWREN						
2661/1544	8/11/2023	WD	U	I	37	30,000
GRANTOR: MEADOWS MICHAEL E & C						
GRANTEE: DEFAZIO JENNIFER BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14$.

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	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	2000	2000	3	20	192	
2	1242	WD DECK A	0	0	24	10	240.00	SF	10.00	10.00	100	2000	2000	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 672

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	000102	C	SFR/MH	0	0005	OR	0.00	0.00	3.04	AC		1.00	1.00	0.75	25,000.00	18,750.00	57,000							

REVIEW DATE 03/11/2024 BY WWA Total Acres: 3.04 Total Land Value: 57,000 Market: 0 Agricultural: 0 Common: 57,000 PRINTED 08/06/2024 BY SYS