

WRIGHT JUDITH H L/E/
PO BOX 2162
CALLAHAN, FL 32011-2162

23-1N-24-2180-1296-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2																			
CONSTRUCTION										VALUATION SUMMARY										STANDARD																													
ELEMENT		CD		0800		02		2,123		117.6000		88.20		187,249		2003		2003		0		0		48.00		52.00		VALUATION BY		STANDARD																			
Exterior Wall		30		VINYL 100		1		M/H 94+ - 100% - 2004		Heated Area: 1973		HX Base Yr 2004		Tax Group: 6		Tax Dist:		BUILDING MARKET VALUE		106,413		TOTAL MARKET OB/XF VALUE		432		TOTAL LAND VALUE - MARKET		149,745																					
Roof Cover		03		COMP SHNGL 100		Interior Wall		05		DRYWALL 100		Interior Floo		14		CARPET 90		Interior Floo		08		SHT VINYL 10		Air Condition		03		CENTRAL 100		58,960																			
Heating Type		04		AIR DUCTED 100		Bedrooms		3		100		Bathrooms		2		100		Frame		02		WOOD FRAME 100		ASSESSED VALUE		90,785		TOTAL EXEMPTION VALUE		HX HB WX																			
Stories		1.		1. 100		Units		0		100		BAS		2003		UOP		2003		TOTAL TAXABLE VALUE		35,785		TOTAL JUST VALUE		149,745		NCON VALUE		0																			
Quality		03		Quality Level 03		DOR CODE		0200		MOBILE HOME		MAP NUM		MKT AREA		08		NEIGHBORHOOD/LOC		8005.00		TOTAL JUST VALUE		149,745		INCOME VALUE		PREVIOUS YEAR MKT VALUE		146,999																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		1,973		100		1,973		90,490		UOP		151		25		38		1,743		USP		224		50		112		5,137											
TOTALS		2,348		2,123		97,369		33410 MEADOWS LN, CALLAHAN		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		06/13/2023		MLU		SALES DATA		OFF RECORD Number		DATE		TYPE INST		Q U		V I		RSN CD		SALE PRICE									
EXTRA FEATURES		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		GRANTOR: WRIGHT JUDITH H		GRANTEE: WRIGHT BILLY W JR		1135/0318		5/06/2003		QC U		V		01		100			
1		0810		CONCRETE A		0		100		40		2		80.00		SF		6.50		6.50		100		2003		2003		3		83		432		GRANTOR: WRIGHT BILLY W JR & N		GRANTEE: WRIGHT BILLY W SR &		BUILDING NOTES		BUILDING DIMENSIONS		BAS=[YR=2003] W21 USP=[YR=2003] N8 W28 S8 E28\$ W45 S30 E34 UOP=[YR=2003] S8 E18 N9 W3 S1 W11 N1 W4 S1\$ N1 E4 S1 E11 N1 E3 S1 E14 N30\$.							
LAND DESCRIPTION		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT 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		1.43		AC		1.00		1.00		1.00		30,000.00		30,000.00		42,900																	
REVIEW DATE		05/08/2024		BY		WWA		Total Acres: 1.43		Total Land Value: 42,900		Market: 0		Agricultural: 0		Common: 42,900		PRINTED 08/06/2024 BY SYS																															

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