

HENDRICKS DANIEL R
33608 MEADOWS LN
CALLAHAN, FL 32011

23-1N-24-2180-1299-0040

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

03

VINYL 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

05

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 70

Interior Floo

08

SHT VINYL 30

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

06

Quality Level 06

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

1,856

100

1,856

109,908

FOP

5

30

2

119

UOP

510

25

128

7,580

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0800

02

1,986

151.8400

113.88

226,166

2003

2003

0

0

48.00

52.00

1 M/H 94+ - 100% - 2022

Heated Area: 1856

HX Base Yr 2022

34

15

15

13

34

13

15

31

40

31

UOP

2020

BAS

2004

FOP

2004

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/13/2023

MLU

EXTRA FEATURES

33608 MEADOWS LN, CALLAHAN

L N

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

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

2003

2003

3

87

3,045

2

0681

POLE SHED

0 100

20

20

400.00

SF

15.00

15.00

100

2006

2006

3

44

2,640

LAND DESCRIPTION

TOTAL OB/XF

5,685

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

2.65

AC

1.00

1.00

1.00

30,000.00

30,000.00

79,500

REVIEW DATE

05/08/2024

BY

WWA

Total Acres: 2.65

Total Land Value: 79,500

Market: 0

Agricultural: 0

Common: 79,500

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

117,606

TOTAL MARKET OB/XF VALUE

5,685

TOTAL LAND VALUE - MARKET

79,500

TOTAL MARKET VALUE

202,791

SOH/AGL Deduction

96,338

ASSESSED VALUE

106,453

TOTAL EXEMPTION VALUE

50,000

HX HB

BASE TAXABLE VALUE

56,453

TOTAL JUST VALUE

202,791

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

192,103

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1978/1103

4/07/2015

SW

U

I

18

42,100

GRANTOR: SECRETARY OF HOUSING

GRANTEE: HENDRICKS DANIEL R

1966/0003

6/30/2014

MS

U

I

18

77,000

GRANTOR: MIDFIRST BANK

GRANTEE: SECRETARY OF THE DE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W13 W34 W13 S31 E15 N1 E4 D1R1 E40 N31 \$

UOP=[YR=2020;ORIG=-47,-15] S15 E34 N15 W34 \$

FOP=[YR=2004;ORIG=-45,31] E5 U1L1 W4 S1 \$

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