PT OF LOT 1300 (S-6)
IN OR 2478/10
TOWN OF CRAWFORD SUB

WOODS REBECCA
33653 MEADOWS LN
CALLAHAN, FL 32011

2024

23-1N-24-2180-1300-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	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	0	0 100
Units		0 100
Quality	03	Quality Level 03

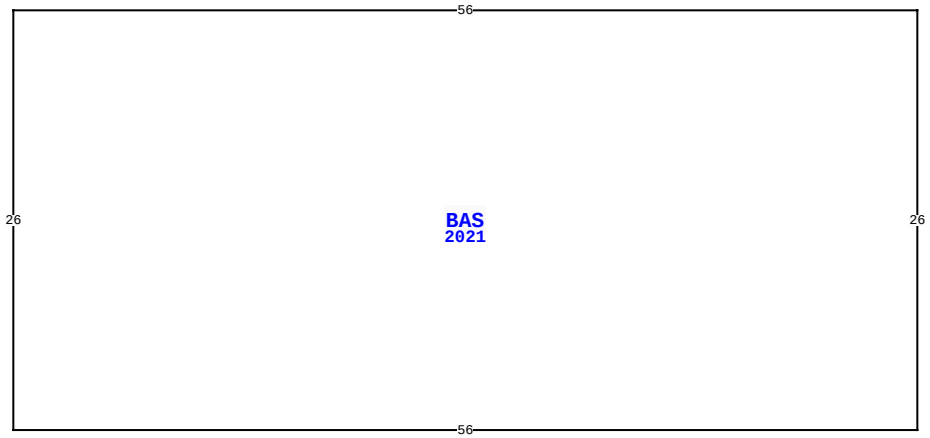
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	124,995
TOTALS	1,456		1,456	124,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	116.8000	87.60	127,546	2021	2021	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2023 Heated Area: 1456 HX Base Yr 2023



33653 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		124,995
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,800
TOTAL MARKET VALUE		180,795
SOH/AGL Deduction		73,030
ASSESSED VALUE		107,765
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		2,765
TOTAL JUST VALUE		180,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2478/0010	7/06/2021	SW	Q	V	01	55,000
GRANTOR: BARKER MELISSA KAY						
GRANTEE: WOODS REBECCA						
2293/1847	7/22/2019	PR	U	I	19	100
GRANTOR: BARKER MELISSA KAY P/						
GRANTEE: BARKER MELISSA KAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W56 S26 E56 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.86	AC		1.00	1.00	1.00	30,000.00	30,000.00	55,800							

REVIEW DATE 01/04/2022 BY TW Total Acres: 1.86 Total Land Value: 55,800 Market: 0 Agricultural: 0 Common: 55,800 PRINTED 08/06/2024 BY SYS