PT OF LOTS 1301,1302,1315,1320,1
ALL OF LOTS 1316 THRU 1319
IN OR 1833/1140 & PT OR 1150/177

HENDRICKS DANIEL R
33608 MEADOWS LN
CALLAHAN, FL 32011

2024

23-1N-24-2180-1301-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

OFF MEADOWS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 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	0
TOTAL MARKET OB/XF VALUE	5,980
TOTAL LAND VALUE - MARKET	353,950
TOTAL MARKET VALUE	34,258
SOH/AGL Deduction	1,805
ASSESSED VALUE	32,453
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,453
TOTAL JUST VALUE	359,930
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1833/1140	1/07/2013	WD	U	V	11	100
GRANTOR: DRUMHELLER MARTHA						
GRANTEE: HENDRICKS DANIEL R						
1150/1775	6/19/2003	SW	Q	V	01	253,800
GRANTOR: INTERNATIONAL PAPER R						
GRANTEE: HENDRICKS DANIEL R						

BUILDING NOTES

BUILDING DIMENSIONS

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	0300	BOAT DCK W	0	0	0	0	575.00	SF	20.00	20.00	100	2008	2008	3	52	5,980	

LAND DESCRIPTION

TOTAL OB/XF 5,980

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	57.79	AC		1.00	1.00	1.00	415.00	415.00	23,983							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	555.00	555.00	2,775							
3	005902	A	HARDWOOD SI	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	190.00	190.00	1,520							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	70.79	AC		1.00	1.00	1.00	5,000.00	5,000.00	353,950							

REVIEW DATE 03/01/2022 BY TWA Total Acres: 70.79 Total Land Value: 28,278 Market: 353,950 Agricultural: 28,278 Common: 0 PRINTED 08/06/2024 BY SYS