LOT 1169
(EX UTIL ESMT IN OR 1804/825 &
EX OR 2017/546)

HENDRICKS DANIEL R
33608 MEADOWS LN
CALLAHAN, FL 32011

2025

14-1N-24-2180-1169-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

BREADCRUMB TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	82,875
TOTAL MARKET VALUE	82,875
SOH/AGL Deduction	18,455
ASSESSED VALUE	64,420
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,420
TOTAL JUST VALUE	82,875
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1530244	NEW CONSTR	0	11/30/2015
MH155691	MH MOVE-ON	5,768	10/30/2015
MH155691	CO ISSUED	0	10/28/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2011/0443	10/26/2015	MS	U	V	18	100
GRANTOR: NASSAU BOARD OF COUNT						
GRANTEE: HENDRICKS DANIEL						
1901/0164	1/31/2014	WD	Q	V	01	50,000
GRANTOR: ALLEN PAIGE TAYLOR						
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

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	000100	C	RES	0	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	0.85	19,500.00	16,575.00	82,875							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 5.00 Total Land Value: 82,875 Market: 0 Agricultural: 0 Common: 82,875 PRINTED 07/30/2025 BY SYS