LOT 2
MEADOW'S BEND PB 8/36

SPARKMAN AUSTIN & CHEYENNE R
33268 MEADOWS LN
CALLAHAN, FL 32011

2025

23-1N-24-1301-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

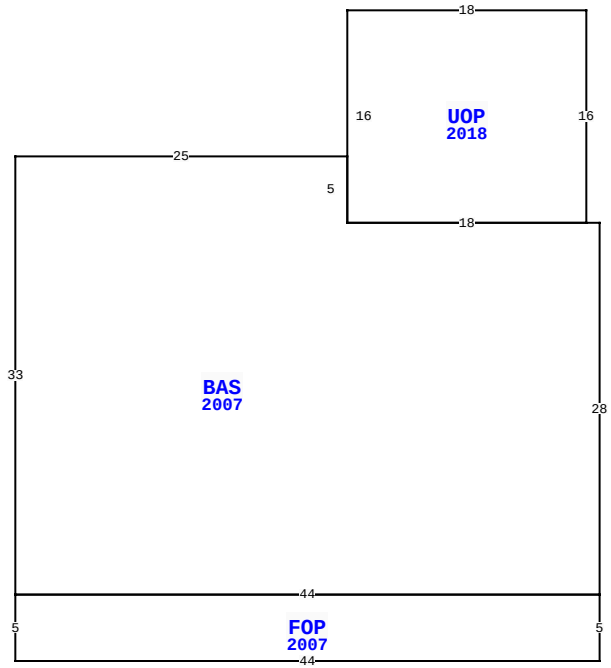
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,357	100	2007	1,357	189,493
FOP	220	30	2007	66	9,216
UOP	288	20	2018	58	8,100
TOTALS	1,865			1,481	206,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,481	109.0584	143.96	213,205	2007	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2019 Heated Area: 1357 HX Base Yr 2019



33268 MEADOWS LN, 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		206,809
TOTAL MARKET OB/XF VALUE		15,619
TOTAL LAND VALUE - MARKET		120,900
TOTAL MARKET VALUE		343,328
SOH/AGL Deduction		109,499
ASSESSED VALUE		233,829
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		183,107
TOTAL JUST VALUE		343,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009018	NEW ROOF	12,000	07/14/2023
P12678	OTHER	0	08/01/2007
E19166	ELEC OTHER	2,000	05/01/2007
M12833	MECH OTHER	0	04/01/2007
C19545	CO ISSUED	104,874	03/01/2007
B19545	NEW CONSTR	104,874	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2247/0793	12/31/2018	WD	Q	I	01	275,000
GRANTOR: NELSON STEPHANIE M &						
GRANTEE: SPARKMAN AUSTIN & C						
1468/0373	12/28/2006	WD	Q	V		65,000
GRANTOR: KIRKLAND DONALD T						
GRANTEE: NELSON STEPHANIE MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W1 UOP=[YR=2018] N16 W18 S16 E18$ W18 N5 W25 S33 FOP=[YR=2007] S5 E44 N5 W44$ E44 N28$.

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	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	100	2018	2018	3	78	5,841	
2	0510	GARAGE WD-	0	100	24	12	288.00	SF	35.00	35.00	100	2018	2018	3	84	8,467	
3	0810	CONCRETE A	0	100	0	0	208.00	SF	6.50	6.50	100	2018	2018	3	97	1,311	

LAND DESCRIPTION

TOTAL OB/XF 15,619

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	100	0005	OR	0.00	0.00	4.03	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,900							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 4.03 Total Land Value: 120,900 Market: 0 Agricultural: 0 Common: 120,900 PRINTED 07/30/2025 BY SYS