

LOT 3
IN OR 2018/1138
MEADOW'S BEND PB 8/36

KIRKLAND JAME N
33290 MEADOWS LN
CALLAHAN, FL 32011

2025

23-1N-24-1301-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	2,267	100	2017	2,267	301,255
FGR	485	55	2017	267	35,481
FOP	200	30	2017	60	7,973
FOP	290	30	2017	87	11,561
TOTALS	3,242			2,681	356,269

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	800.00	SF	5.20	5.20	
2	0680	POLE SHED	0	100	24	16	384.00	SF	10.00	10.00	
3	0300	BOAT DCK W	0	100	30	14	420.00	SF	20.00	20.00	
4	0300	BOAT DCK W	0	100	26	8	208.00	SF	20.00	20.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0005	OR	0.00	0.00	4.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,681	106.2480	140.25	376,010	2017	2017	0	0	0	94.75
1 SNGL FAM - 100% - 2019						Heated Area: 2267		HX Base Yr 2019			
33290 MEADOWS LN, CALLAHAN											
				BLD DATE				LGL DATE		05/09/2025 MLU	
				XF DATE				LAND DATE			
				INC DATE						AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		356,269	
TOTAL MARKET OB/XF VALUE		19,246	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		495,515	
SOH/AGL Deduction		183,304	
ASSESSED VALUE		312,211	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		261,489	
TOTAL JUST VALUE		495,515	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		459,656	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632605	NEW CONSTR	273,869	10/04/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2018/1138	12/15/2015	WD	U	V	11	100	
GRANTOR: KIRKLAND DONALD T							
GRANTEE: KIRKLAND JAME N							
1396/1721	3/15/2006	WD	Q	V	05	175,000	
GRANTOR: G&H LAND DEVELOPMENT							
GRANTEE: KIRKLAND DONALD T							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W17 FOP=[YR=2017] W29 S10 E29 N10\$ S10 W29 N16 W23 S29 FGR=[YR=2017] S24 E11 N2 E11 N19 W7 N3 W15\$ E15 S3 E7 S10 E7 S5 E5 FOP=[YR=2017] S6 E10 S2 E10 N2 E10 N6 W30\$ E35 N41\$.											