PT LOT 1278 & 1293
LYING NORTH OF MEADOWS LANE
IN OR 2093/1113

WILSON WESLEY G JR
4203 SEABREEZE DR
JACKSONVILLE, FL 32250

2025

23-1N-24-2180-1278-0020

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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

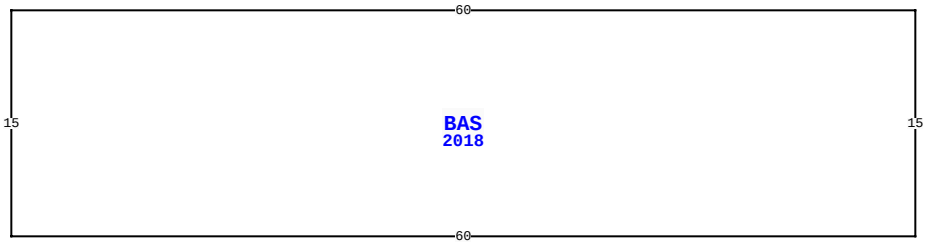
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2018	900	95,677
TOTALS	900			900	95,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	900	138.9600	118.12	106,308	2018	2018	0	0	0	10.00	90.00

1 M/H 94+ – 0% - 0 Heated Area: 900 HX Base Yr



33273 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	110,249
TOTAL MARKET OB/XF VALUE	2,118
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	182,367
SOH/AGL Deduction	20,257
ASSESSED VALUE	162,110
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,110
TOTAL JUST VALUE	182,367
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002180	CO ISSUED	0	03/01/2018
17006376	MH MOVE-ON	0	10/12/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2093/1113	12/28/2016	QC	U	V	11	100

GRANTOR: EDDY JOHN J & HEATHER
GRANTEE: WILSON WESLEY G JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W60 S15 E60 N15$.

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	0810	CONCRETE A	0	0	24	14	336.00	SF	6.50	6.50	100	2018	2018	3	97	2,118	

LAND DESCRIPTION

TOTAL OB/XF 2,118

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		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 05/08/2024 BY WWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS

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2025

23-1N-24-2180-1278-0020

NASSAU COUNTY PROPERTY

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

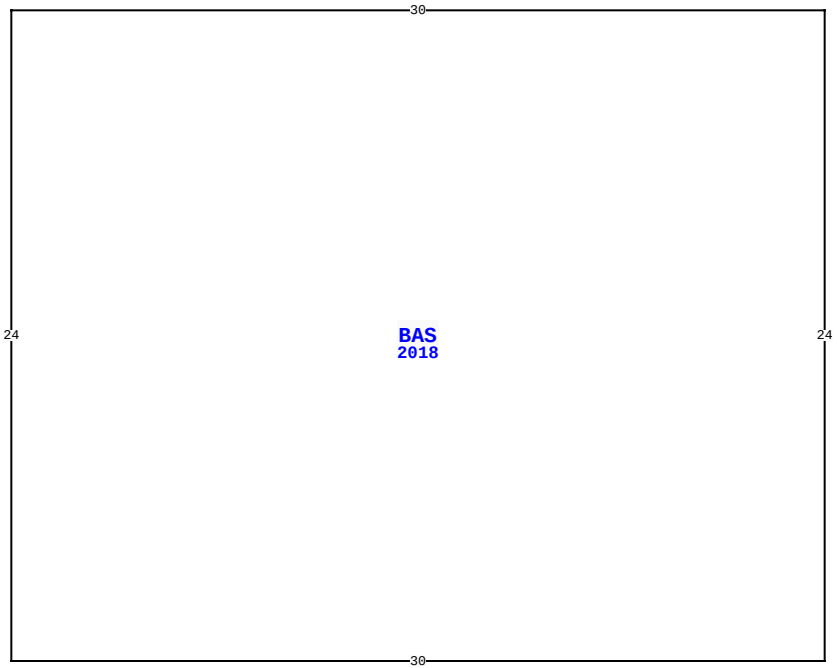
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2018	720	14,572
TOTALS	720			720	14,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	58.1900	21.53	15,502	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 0% - 0 Heated Area: 720 HX Base Yr



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ASSESSED VALUE	162,110
TOTAL EXEMPTION VALUE	0
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TOTAL JUST VALUE	182,367
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: EDDY JOHN J & HEATHER
GRANTEE: WILSON WESLEY G JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 S24 E30 N24$.

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

REVIEW DATE 05/08/2024 BY WWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS