

PT LOTS 1279 & 1292
IN OR 2630/1337
(EX OR 2262/1942)

WILSON FAMILY REVOCABLE LIVING TRUST/WILSON WESLEY
33309 MEADOWS LANE
CALLAHAN, FL 32011

2025

23-1N-24-2180-1279-0000



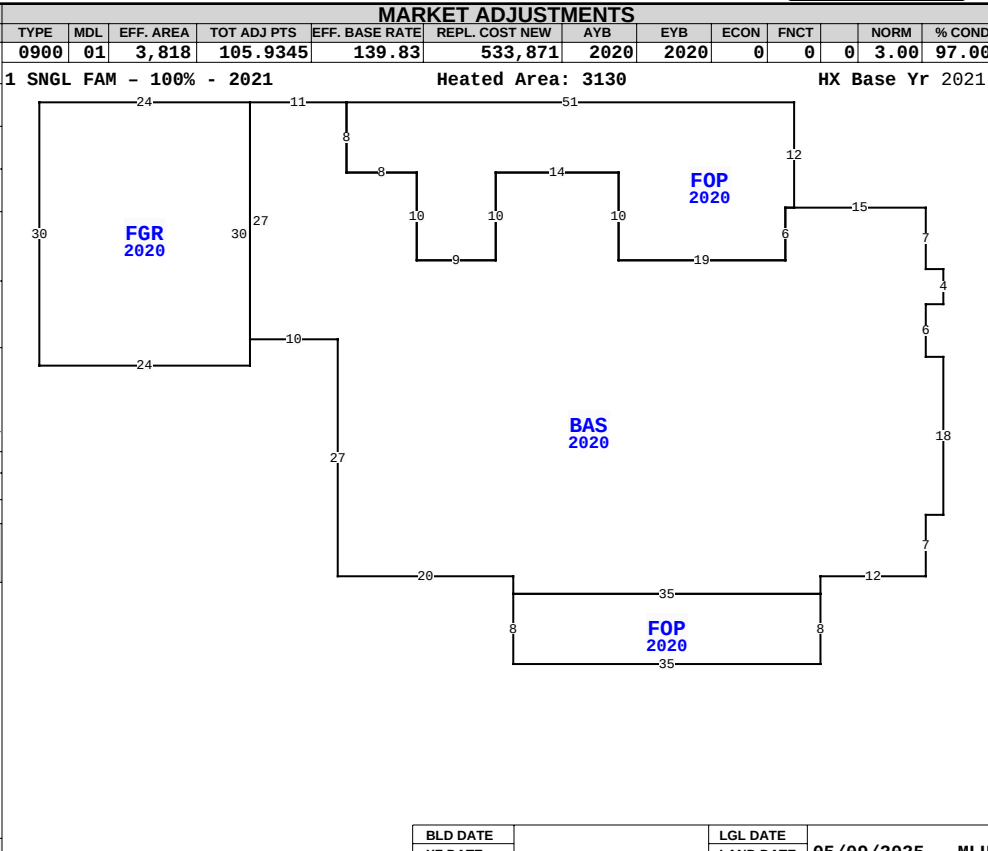
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
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	3,130	100	2020	3,130	424,538
FGR	720	55	2020	396	53,712
FOP	280	30	2020	84	11,394
FOP	692	30	2020	208	28,212
TOTALS	4,822			3,818	517,855

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0861	POOL GUNIT	0	100	0	0	488.00	SF	85.00	85.00	100
2	0855	CONC PAVER	0	100	0	0	1,138.00	SF	10.00	10.00	100
3	0812	CONCRETE C	0	100	0	0	4,039.00	SF	4.00	4.00	100
4	0500	FP-PRE FAB	0	100	0	0	3.00	UT	3,500.00	3,500.00	100
5	0350	CARPORT WD	0	100	56	26	1,456.00	SF	8.58	8.58	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC	
2	005000	C	AGRICULTURAL	100		OR	0.00	0.00	3.00	AC	
3	009530	C	POND	100		OR	0.00	0.00	1.00	AC	
4	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	1.00	AC	
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	1.00	AC	



TOTAL OB/XF											
85,456											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC	
2	005000	C	AGRICULTURAL	100		OR	0.00	0.00	3.00	AC	
3	009530	C	POND	100		OR	0.00	0.00	1.00	AC	
4	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	1.00	AC	
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	1.00	AC	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		537,657	
TOTAL MARKET OB/XF VALUE		85,456	
TOTAL LAND VALUE - MARKET		152,500	
TOTAL MARKET VALUE		746,298	
SOH/AGL Deduction		162,653	
ASSESSED VALUE		583,645	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		532,923	
TOTAL JUST VALUE		775,613	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		674,798	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010049	CO ISSUED	0	10/21/2020
20006079	SWIM POOL	63,400	07/14/2020
20002487	NEW CONSTR	450,071	03/19/2020
19002903	GARAGE	48,517	03/25/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2630/1337	3/28/2023	WD U	I	I	11	100	
GRANTOR: WILSON WESLEY G SR &							
GRANTEE: WILSON FAMILY REVOC							
2233/1345	10/15/2018	TD	Q	V	01	72,000	
GRANTOR: CAPPS EDWIN H & STACE							
GRANTEE: WILSON WESLEY G SR							

BUILDING NOTES											
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BUILDING DIMENSIONS

BAS=[YR=2020] W2 N7 W15 FOP=[YR=2020] N12 W51 S8 E8 S10 E9 N10 E14 S10 E19 N6 E1\$ W1 S6 W19 N10 W14 S10 W9 N10 W8 N8 W11 FGR=[YR=2020] W24 S30 E24 N30\$ S27 E10 S27 E20 S2 FOP=[YR=2020] S8 E35 N8 W35\$ E35 N2 E12 N7 E2 N18 W2 N6 E2 N4\$.

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		6							
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		25		MOD METAL 100		6500		01		986		57.1320		21.14		20,844		2019		2019		0		0		5.00		95.00		VALUATION BY									
Roof Structur		03		GABLE/HIP 100		2		GARAGE RES - 100% - 2021								Heated Area: 816														STANDARD									
Roof Cover		12		MODULAR MT 100																										Tax Group: 6									
Interior Wall				N/A 100																										Tax Dist:									
Interior Floo		03		CONC FINSH 100																										BUILDING MARKET VALUE									
Air Condition		99		N/A 100																										TOTAL MARKET OB/XF VALUE									
Heating Type				N/A 100																										TOTAL LAND VALUE - MARKET									
Bedrooms				0 100																										TOTAL MARKET VALUE									
Bathrooms				0 100																										SOH/AGL Deduction									
Frame		05		STEEL 100																										ASSESSED VALUE									
Stories		0		0 100																										TOTAL EXEMPTION VALUE									
Units				0 100																										HX HB									
Occupancy		00		NONE 100																										BASE TAXABLE VALUE									
																														TOTAL JUST VALUE									
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