LOT 1289
IN OR 2550/1212
ESMT OR 1541/1242

JOHNSON RONALD WAYNE
12832 OLD PLANK RD
JACKSONVILLE, FL 32220

2025

23-1N-24-2180-1289-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

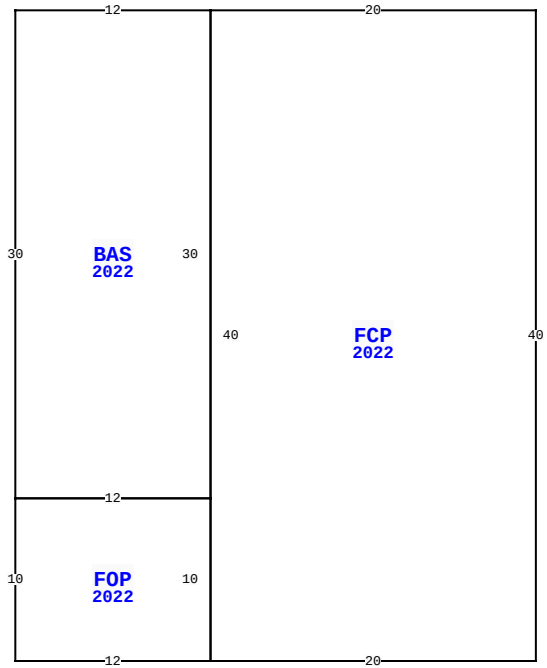
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2022	360	7,596
FCP	800	25	2022	200	4,220
FOP	120	30	2022	36	760
TOTALS	1,280			596	12,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	596	58.1900	21.53	12,832	2022	2022	0	0	0	2.00	98.00

1 GARAGE RES – 0% - 2023 Heated Area: 360 HX Base Yr



33517 MEADOWS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	12,575
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	165,750
TOTAL MARKET VALUE	178,325
SOH/AGL Deduction	0
ASSESSED VALUE	178,325
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	178,325
TOTAL JUST VALUE	178,325
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009820	GARAGE	0	06/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2550/1212	3/25/2022	WD	Q	V	01	80,000

GRANTOR: CAPPS LIVING TRUST
GRANTEE: JOHNSON RONALD WAYN

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2022] W20 BAS=[YR=2022] W12 S30 FOP=[YR=2022] S10 E12 N10 W12$ E12 N30$ S40 E20 N40$.

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		OR			10.00	AC		1.00	1.00	0.85	19,500.00	16,575.00	165,750							

REVIEW DATE 05/08/2024 BY TWA Total Acres: 10.00 Total Land Value: 165,750 Market: 0 Agricultural: 0 Common: 165,750 PRINTED 07/30/2025 BY SYS