

CANTERBURY DONALD R & JANINE
33499 MEADOWS LANE
CALLAHAN, FL 32011

23-1N-24-2180-1290-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
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		05	AVERAGE 100							0100	01	1,107	104.9400	104.94	116,169	1973	1973	0	0	0	20.00	80.00	VALUATION BY																				
Roof Structure		03	GABLE/HIP 100							1 SINGLE FAM - 100% - 2006														Heated Area: 948																			
Roof Cover		12	MODULAR MT 100																					HX Base Yr 2006																			
Interior Wall		05	DRYWALL 90																					Tax Group: 6										Tax Dist:									
Interior Wall		04	PLYWOOD 10																					BUILDING MARKET VALUE										102,999									
Interior Floor		08	SHT VINYL 100																					TOTAL MARKET OB/XF VALUE										0									
Air Condition		01	NONE 100																					TOTAL LAND VALUE - MARKET										60,300									
Heating Type		02	CONVECTION 100																					TOTAL MARKET VALUE										163,299									
Bedrooms			3 100																					SOH/AGL Deduction										100,129									
Bathrooms			1 100																					ASSESSED VALUE										63,170									
Frame		02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE										HX HB 31,307									
Stories		1.	1. 100																					BASE TAXABLE VALUE										31,863									
Units		0	100																					TOTAL JUST VALUE										163,299									
BUD8 Adjustme		06	DIST 1D 100							NCON VALUE										0																							
Occupancy		00	NONE 100							INCOME VALUE																																	
										PREVIOUS YEAR MKT VALUE										137,567																							
Quality		03	Quality Level 03																																								
DOR CODE		0100	SINGLE FAMILY																																								
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	948	100	1993	948	79,586																																						
FSP	96	40	1993	38	3,190																																						
FST	132	55	1993	73	6,129																																						
USP	160	30	2006	48	4,030																																						
TOTALS		1,336			1,107	92,935																																					
EXTRA FEATURES						33499 MEADOWS LN, CALLAHAN										BLD DATE				LGL DATE		05/21/2025		MLU																			
																XF DATE				LAND DATE																							
																INC DATE				AG DATE																							
L N	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																											

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