PT LOTS 1290 & 1297 IN
OR 2533/860 & PT ABND R/W
ADJACENT THERETO BY

PARK CHARLES W JR & EARNESTINE L/E/
33471 MEADOWS LANE
CALLAHAN, FL 32011

2025

23-1N-24-2180-1290-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

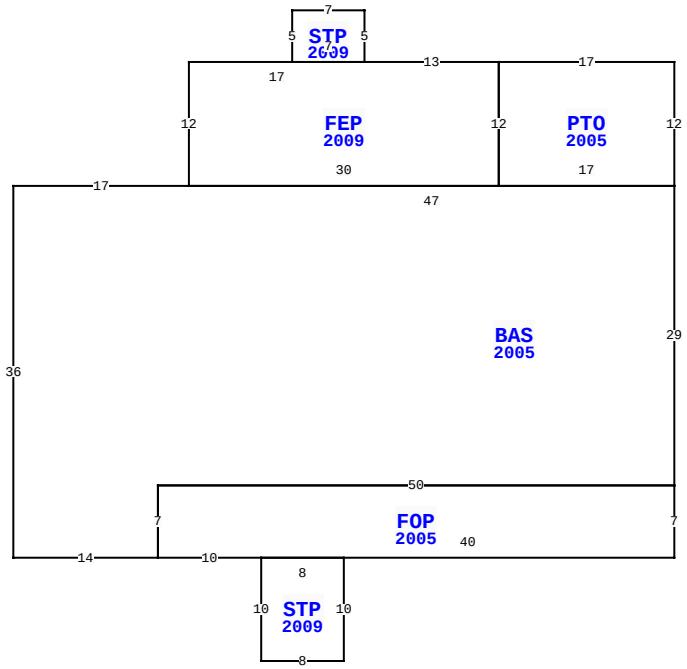
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,954	100	2005	1,954	234,698
FEP	360	80	2009	288	34,592
FOP	350	30	2005	105	12,612
PTO	204	5	2005	10	1,201
STP	35	10	2009	4	481
STP	80	10	2009	8	961
TOTALS	2,983			2,369	284,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,369	100.5480	132.72	314,414	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2011 Heated Area: 1954 HX Base Yr 2011



33471 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		284,545
TOTAL MARKET OB/XF VALUE		38,709
TOTAL LAND VALUE - MARKET		68,625
TOTAL MARKET VALUE		391,879
SOH/AGL Deduction		205,138
ASSESSED VALUE		186,741
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,019
TOTAL JUST VALUE		391,879
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0515061	ELEC OTHER	1,000	05/01/2005
M0509795	H/AC	0	05/01/2005
P09310	OTHER	0	04/01/2005
R07369	REPAIR/RRF	4,700	03/01/2005
B14835	NEW CONSTR	139,996	03/01/2005
E0311565	GARAGE	2,000	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2533/0860	1/24/2022	WD	U	I	11	100
GRANTOR: PARK CHARLES W JR & E						
GRANTEE: PARK CHARLES W JR &						
1683/0574	6/11/2010	WD	Q	I	01	222,000
GRANTOR: SEARS RAYMOND L (S) E						
GRANTEE: PARK CHARLES W JR &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W17 FEP=[YR=2009] W13 STP=[YR=2009] N5 W7 S5 E7$ W17 S12 BAS=[YR=2005] W17 S36 E14 FOP=[YR=2005] E10 STP=[YR=2009] S10 E8 N10 W8$ E40 N7 W50 S7$ N7 E50 N29 W47 $ E30 N12 $ S12 E17 N12$.

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	0511	GARAGE CB-	0	100	24	36	864.00	SF	40.00	40.00	100	1987	1987	3	49.5	17,107	
2	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	1995	1995	3	20	864	
3	0510	GARAGE WD-	0	100	35	35	1,225.00	SF	35.00	35.00	100	2002	2002	3	29	12,434	
4	0810	CONCRETE A	0	100	35	12	420.00	SF	6.50	6.50	100	2002	2002	3	80	2,184	
5	0810	CONCRETE A	0	100	35	12	420.00	SF	6.50	6.50	100	2002	2002	3	80	2,184	
6	0681	POLE SHED	0	100	24	10	240.00	SF	15.00	15.00	100	2007	2007	3	44	1,584	
7	0810	CONCRETE A	0	100	0	0	416.00	SF	6.50	6.50	100	2007	2007	3	87	2,352	

LAND DESCRIPTION

TOTAL OB/XF 38,709

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	100	0005	OR	0.00	0.00	3.05	AC		1.00	1.00	0.75	30,000.00	22,500.00	68,625							

REVIEW DATE 05/08/2024 BY WWA Total Acres: 3.05 Total Land Value: 68,625 Market: 0 Agricultural: 0 Common: 68,625 PRINTED 07/30/2025 BY SYS