

SPITLER JACK LAWRENCE
33485 MEADOWS LN
CALLAHAN, FL 32011

23-1N-24-2180-1290-0040

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

30 VINYL 100
03 GABLE/HIP 100
12 MODULAR MT 100
04 PLYWOOD 100
09 PINE WOOD 100
03 CENTRAL 100
04 AIR DUCTED 100
3 100
2 100
02 WOOD FRAME 100
1. 1. 100
0 100
06 DIST 1D 100
00 NONE 100

QUALITY

03 Quality Level 03

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA08

NEIGHBORHOOD/LOC

8005.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,38610019931,386118,753
FOP72301993221,885
FST144551993796,769

TOTALS1,6021,487127,406

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10510GARAGE WD-01002924696.00SF26.2526.25100197519753203,654
20350CARPORT WD01001120220.00SF13.0013.0010019861986320572
30510GARAGE WD-01003024720.00SF26.2526.25100199319933203,780

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100OR0.000.001.23AC1.001.001.0045,000.0045,000.0055,350

REVIEW DATE03/11/2024BYWWATotal Acres: 1.23Total Land Value: 55,350Market: 0Agricultural: 0Common: 55,350PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTSEFF. BASE RATE

REPL. COST NEWAYB

EYBECONFNCTNORM% COND

010011,487107.1000107.10159,258197319730020.0080.00

1 SINGLE FAM - 100% - 2024Heated Area: 1386HX Base Yr 2024

BLD DATEXF DATEINC DATE

05/21/2025MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE127,406
TOTAL MARKET OB/XF VALUE8,006
TOTAL LAND VALUE - MARKET55,350
TOTAL MARKET VALUE190,762
SOH/AGL Deduction19,625
ASSESSED VALUE171,137
TOTAL EXEMPTION VALUEHX HB50,722
BASE TAXABLE VALUE120,415
TOTAL JUST VALUE190,762
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE166,314

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

2675/131110/13/2023WDQI01280,000

GRANTOR: DEFAZIO JENNIFER BRAD

GRANTEE: SPITLER JACK LAWREN

2661/15138/11/2023WDQI01240,000

GRANTOR: MEADOWS AUDREY E

GRANTEE: DEFAZIO JENNIFER BR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S18 E13 S15 FOP=[YR=1993] S6 E12 N6 W12\$
E20 S8 E12 FST=[YR=1993] E8 N18 W8 S18\$ N41 \$.