PT OF LOTS 1290 & 1297
IN OR 2693/563 & PT ABND R/W
ADJACENT THERETO BY

SPITLER JACK LAWRENCE
33485 MEADOWS LANE
CALLAHAN, FL 32011

**2025**

**23-1N-24-2180-1290-0050**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

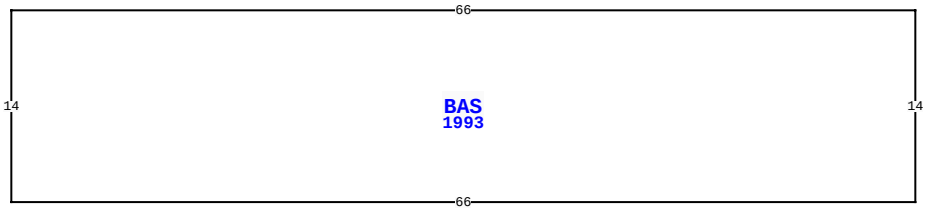
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 924 | 100 | 1993 | 924 | 21,777 |
| TOTALS | 924 | | | 924 | 21,777 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 924 | 98.2000 | 78.56 | 72,589 | 1991 | 1991 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 2025 Heated Area: 924 HX Base Yr




33481 MEADOWS LN, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 21,777 |
| TOTAL MARKET OB/XF VALUE | 672 |
| TOTAL LAND VALUE - MARKET | 68,400 |
| TOTAL MARKET VALUE | 90,849 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 90,849 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 90,849 |
| TOTAL JUST VALUE | 90,849 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 76,727 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B250002064 | RES MH DEMO BY HA | 0 | 02/27/2025 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2693/563 | 2/02/2024 | QC | U | I | 11 | 100 |
| GRANTOR: DEFAZIO JENNIFER BRAD | | | | | | |
| GRANTEE: SPITLER JACK LAWREN | | | | | | |
| 2661/1544 | 8/11/2023 | WD | U | I | 37 | 30,000 |
| GRANTOR: MEADOWS MICHAEL E & C | | | | | | |
| GRANTEE: DEFAZIO JENNIFER BR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14$.

## 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 | 1242 | WD DECK A | 0 | 0 | 12 | 8 | 96.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 192 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 24 | 10 | 240.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 480 | |

## LAND DESCRIPTION

TOTAL OB/XF 672

| 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 | 0005 | OR | 0.00 | 0.00 | 3.04 | AC | | 1.00 | 1.00 | 0.75 | 30,000.00 | 22,500.00 | 68,400 | | | | | | | |

REVIEW DATE 07/02/2025 BY WWX Total Acres: 3.04 Total Land Value: 68,400 Market: 0 Agricultural: 0 Common: 68,400 PRINTED 07/30/2025 BY SYS