PT OF LOTS 1294 1295 & 1308 &
ALL OF LOTS 1309 1310 1311
1324 & 1325

HENDRICKS DANIEL R
33608 MEADOWS LN
CALLAHAN, FL 32011

2025

23-1N-24-2180-1294-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

MEADOWS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/30/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	331,430
TOTAL MARKET VALUE	17,501
SOH/AGL Deduction	0
ASSESSED VALUE	17,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,501
TOTAL JUST VALUE	331,430
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2004/1695	9/24/2015	QC	U	V	11	100
GRANTOR: OKEFENOKE RURAL ELECT						
GRANTEE: HENDRICKS DANIEL R						
1314/1490	5/04/2005	WD	U	V	08	311,800
GRANTOR: WOOTEN THOMAS & OLIN						
GRANTEE: HENDRICKS DANIEL R						

BUILDING NOTES

BUILDING DIMENSIONS

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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	30.26	AC		1.00	1.00	1.00	390.00	390.00	11,801							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	190.00	190.00	5,700							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	60.26	AC		1.00	1.00	1.00	5,500.00	5,500.00	331,430							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 60.26 Total Land Value: 17,501 Market: 331,430 Agricultural: 17,501 Common: 0 PRINTED 07/30/2025 BY SYS