PT OF LOT 1296 & 1297 IN
OR 1512/65 (EX PT IN
OR 1135/318)

SHAD WILLIAM A JR & TERRI L
33440 MEADOWS LANE
CALLAHAN, FL 32011

2025

23-1N-24-2180-1296-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

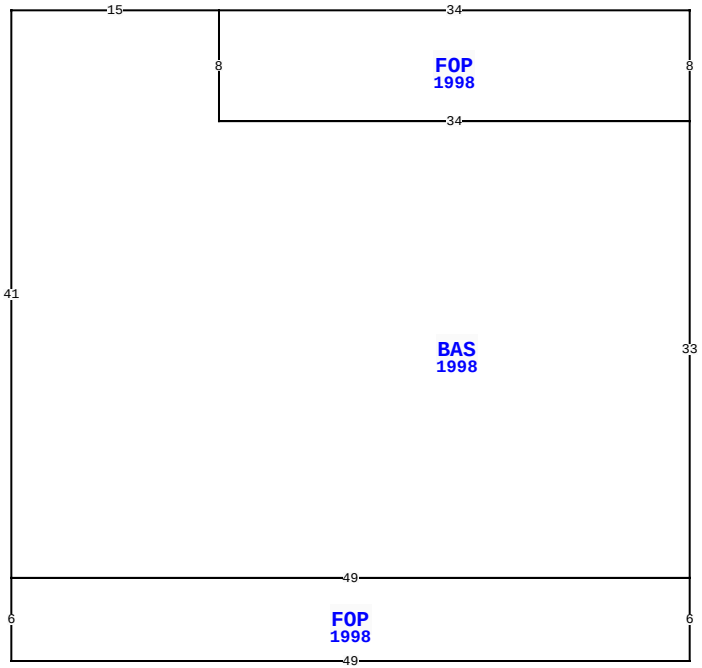
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,737	100	1998	1,737	188,027
FOP	272	30	1998	82	8,877
FOP	294	30	1998	88	9,526
TOTALS	2,303			1,907	206,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,907	101.8710	134.47	256,434	1998	1998	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 2008 Heated Area: 1737 HX Base Yr 2008



33440 MEADOWS LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		206,429
TOTAL MARKET OB/XF VALUE		21,195
TOTAL LAND VALUE - MARKET		108,615
TOTAL MARKET VALUE		336,239
SOH/AGL Deduction		152,234
ASSESSED VALUE		184,005
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		133,283
TOTAL JUST VALUE		336,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/0065	7/12/2007	WD	U	I	07	100
GRANTOR: WRIGHT BILLY W JR						
GRANTEE: SHAD WILLIAM A JR &						
1493/1105	4/19/2007	WD	Q	I		298,000
GRANTOR: WRIGHT BILLY W						
GRANTEE: SHAD WILLIAM A JR &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1998] W34 BAS=[YR=1998] W15 S41 FOP=[YR=1998] S6 E49 N6 W49$ E49 N33 W34 N8$ S8E34 N8$.

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	100	0	0	560.00	SF	10.00	10.00	100	1999	1999	3	20	1,120	
2	0681	POLE SHED	0	100	24	14	336.00	SF	15.00	15.00	100	2000	2000	3	27	1,361	
3	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	2000	2000	3	27	6,804	
4	0812	CONCRETE C	0	100	0	0	1,512.00	SF	4.00	4.00	100	2001	2001	3	79	4,778	
5	0811	CONCRETE B	0	100	37	14	518.00	SF	5.20	5.20	100	2002	2002	3	80	2,155	
6	0825	BRICK	0	100	0	0	76.00	SF	12.50	12.50	100	2003	2003	3	95	903	
7	0479	VF PICKET	0	100	0	0	40.00	LF	10.00	10.00	100	2003	2003	3	58	232	
8	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	86	1,720	
9	0462	ST/AL FNC	0	100	0	0	408.00	SF	10.00	10.00	100	2009	2009	3	52	2,122	

LAND DESCRIPTION

TOTAL OB/XF 21,195

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		OR	0.00	0.00	5.57	AC		1.00	1.00	1.00	19,500.00	19,500.00	108,615							

REVIEW DATE 05/08/2024 BY WWA Total Acres: 5.57 Total Land Value: 108,615 Market: 0 Agricultural: 0 Common: 108,615 PRINTED 07/30/2025 BY SYS