PT OF LOT 1296 IN OR 2670/1579
TOWN OF CRAWFORD S/D IN
SEC 23-1N-24E

WRIGHT JUDITH H L/E/
PO BOX 2162
CALLAHAN, FL 32011-2162

2025

23-1N-24-2180-1296-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

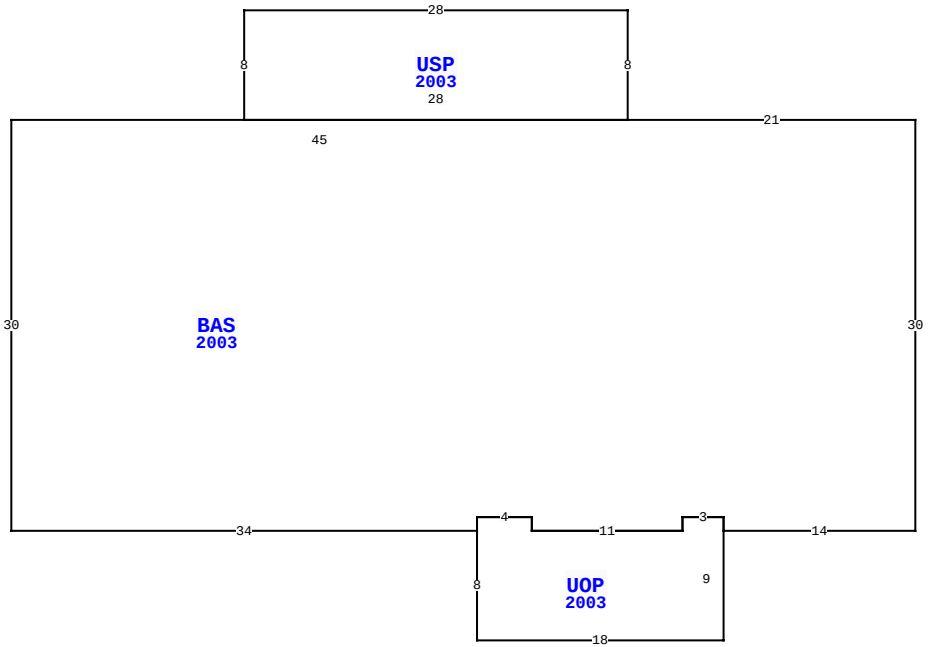
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,973	100	2003	1,973	98,611
UOP	151	25	2003	38	1,899
USP	224	50	2003	112	5,598
TOTALS	2,348			2,123	106,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,123	117.6000	99.96	212,215	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2004 Heated Area: 1973 HX Base Yr 2004



33410 MEADOWS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		115,409
TOTAL MARKET OB/XF VALUE		426
TOTAL LAND VALUE - MARKET		64,350
TOTAL MARKET VALUE		180,185
SOH/AGL Deduction		86,767
ASSESSED VALUE		93,418
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		37,696
TOTAL JUST VALUE		180,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2670/1579	7/25/2023	WD	U	I	11	100
GRANTOR: WRIGHT JUDITH H						
GRANTEE: WRIGHT BILLY W JR						
1135/0318	5/06/2003	QC	Q	V	01	100
GRANTOR: WRIGHT BILLY W JR & N						
GRANTEE: WRIGHT BILLY W SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W21 USP=[YR=2003] N8 W28 S8 E28$ W45 S30 E34 UOP=[YR=2003] S8 E18 N9 W3 S1 W11 N1 W4 S1$ N1 E4 S1 E11 N1 E3 S1 E14 N30$.

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	0810	CONCRETE A	0	100	40	2	80.00	SF	6.50	6.50	100	2003	2003	3	82	426	

LAND DESCRIPTION

TOTAL OB/XF 426

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	1.43	AC		1.00	1.00	1.00	45,000.00	45,000.00	64,350							

REVIEW DATE 05/08/2024 BY WWA Total Acres: 1.43 Total Land Value: 64,350 Market: 0 Agricultural: 0 Common: 64,350 PRINTED 07/30/2025 BY SYS

PT OF LOT 1296 IN OR 2670/1579
TOWN OF CRAWFORD S/D IN
SEC 23-1N-24E

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2025

23-1N-24-2180-1296-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

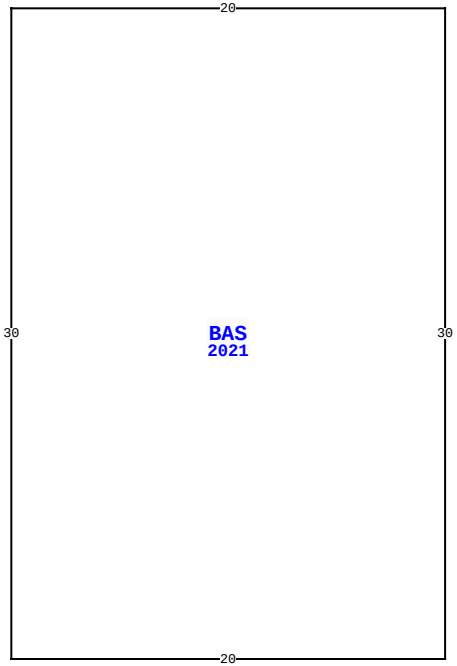
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2021	600	9,301
TOTALS	600			600	9,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	58.1900	21.53	12,918	2005	2005	0	0	0	28.00	72.00

2 GARAGE RES – 100% - 2004 Heated Area: 600 HX Base Yr 2004



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GRANTOR: WRIGHT BILLY W JR & N						
GRANTEE: WRIGHT BILLY W SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 S30 E20 N30$.

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

REVIEW DATE 05/08/2024 BY WWA Total Acres: 1.43 Total Land Value: 64,350 Market: 0 Agricultural: 0 Common: 64,350 PRINTED 07/30/2025 BY SYS