PT OR LOT 1299 (S-4)
IN OR 1978/1103
TOWN OF CRAWFORD

HENDRICKS DANIEL R
33608 MEADOWS LN
CALLAHAN, FL 32011

**2025**

**23-1N-24-2180-1299-0040**

## BUILDING CHARACTERISTICS

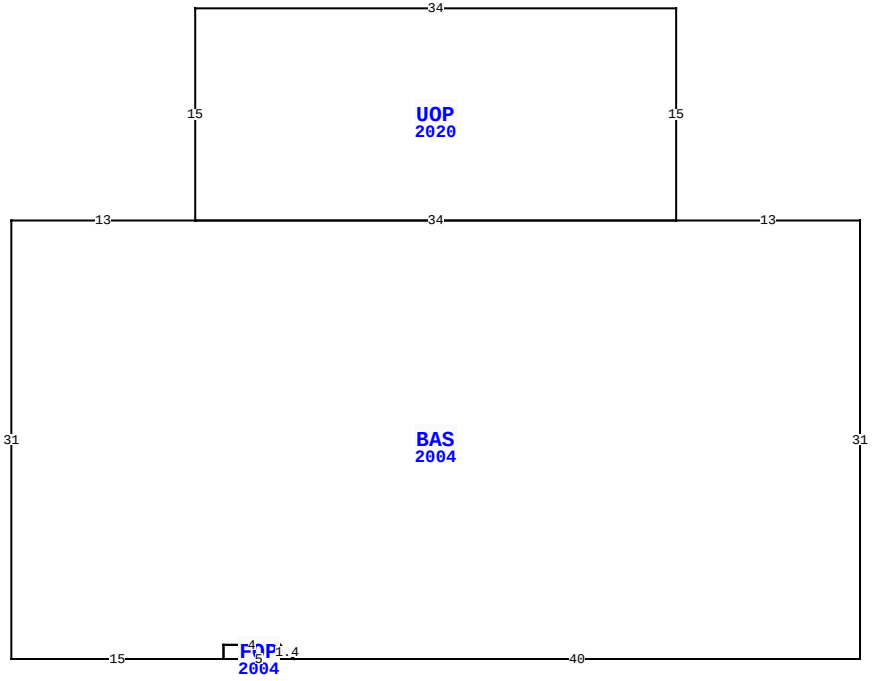
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 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 | 1,856 | 100 | 2004 | 1,856 | 119,768 |
| FOP | 5 | 30 | 2004 | 2 | 129 |
| UOP | 510 | 25 | 2020 | 128 | 8,260 |
| TOTALS | 2,371 | | | 1,986 | 128,156 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,986 | 151.8400 | 129.06 | 256,313 | 2003 | 2003 | 0 | 0 | 0 | 50.00 | 50.00 |

1 M/H 94+ – 100% - 2022 Heated Area: 1856 HX Base Yr 2022




33608 MEADOWS LN, CALLAHAN

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

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2003 | 2003 | 3 | 86 | 3,010 | |
| 2 | 0681 | POLE SHED | 0 | 100 | 20 | 20 | 400.00 | SF | 15.00 | 15.00 | 100 | 2006 | 2006 | 3 | 40 | 2,400 | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 128,156 |
| TOTAL MARKET OB/XF VALUE | | 5,410 |
| TOTAL LAND VALUE - MARKET | | 92,750 |
| TOTAL MARKET VALUE | | 226,316 |
| SOH/AGL Deduction | | 116,776 |
| ASSESSED VALUE | | 109,540 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 58,818 |
| TOTAL JUST VALUE | | 226,316 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 202,791 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1978/1103 | 4/07/2015 | SW | U | I | 18 | 42,100 |
| GRANTOR: SECRETARY OF HOUSING | | | | | | |
| GRANTEE: HENDRICKS DANIEL R | | | | | | |
| 1966/0003 | 6/30/2014 | MS | U | I | 18 | 77,000 |
| GRANTOR: MIDFIRST BANK | | | | | | |
| GRANTEE: SECRETARY OF THE DE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W13 W34 W13 S31 E15 N1 E4 D1R1 E40 N31 $
UOP=[YR=2020;ORIG=-47,-15] S15 E34 N15 W34 $
FOP=[YR=2004;ORIG=-45,31] E5 U1L1 W4 S1 $
.

## LAND DESCRIPTION

TOTAL OB/XF 5,410

| 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 | 2.65 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 92,750 | | | | | | | |

REVIEW DATE 05/08/2024 BY WWA Total Acres: 2.65 Total Land Value: 92,750 Market: 0 Agricultural: 0 Common: 92,750 PRINTED 07/30/2025 BY SYS