LOT 1304
1983/EDGE SW/MH &
1984/SAND SW/MH

HENDRICKS DANIEL R
33608 MEADOWS LN
CALLAHAN, FL 32011

2025

23-1N-24-2180-1304-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

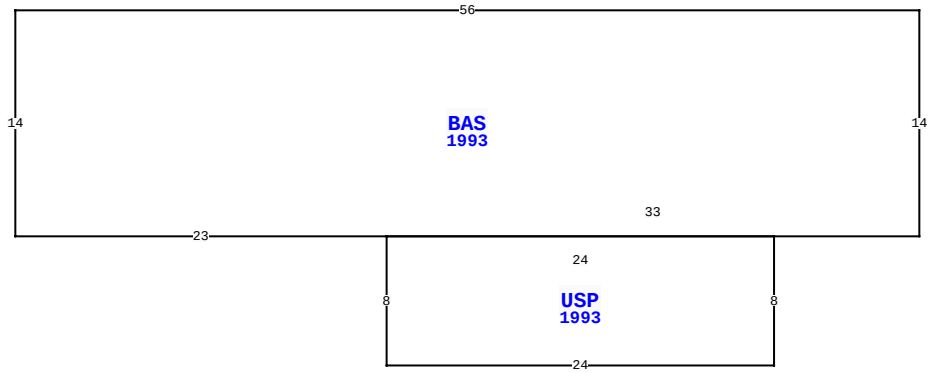
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1993	784	18,063
USP	192	50	1993	96	2,212
TOTALS	976			880	20,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	880	96.0000	76.80	67,584	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 784 HX Base Yr



34071 NICKS PL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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	0510	GARAGE WD-	0	0	20	20	400.00	SF	26.95	26.95	100	2005	2005	3	36	3,881	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	40,677
TOTAL MARKET OB/XF VALUE	3,881
TOTAL LAND VALUE - MARKET	165,750
TOTAL MARKET VALUE	210,308
SOH/AGL Deduction	42,977
ASSESSED VALUE	167,331
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,331
TOTAL JUST VALUE	210,308
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1325772	NEW CONSTR	0	01/01/2013
MU135455	MH MOVE-ON	0	01/01/2013
P1316331	OTHER	0	01/01/2013
MH5292	MH MOVE-ON	0	09/01/2010
C5292	CO ISSUED	0	08/01/2010
P14384	NEW CONSTR	0	08/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1620/0690	4/24/2009	WD	U	I	15	100,000
GRANTOR: GRAY DENNIS P						
GRANTEE: HENDRICKS DANIEL R						
0518/0346	5/21/1987	WD	Q	I		43,300
GRANTOR: BUSSEY DANIEL & MARY						
GRANTEE: GRAY DENNIS P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E23 USP=[YR=1993] S8 E24 N8 W24$ E33 N14$.

LAND DESCRIPTION

TOTAL OB/XF 3,881

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	0007	OR	0.00	0.00	10.00	AC		1.00	1.00	0.85	19,500.00	16,575.00	165,750							

REVIEW DATE 05/08/2024 BY WWA Total Acres: 10.00 Total Land Value: 165,750 Market: 0 Agricultural: 0 Common: 165,750 PRINTED 07/30/2025 BY SYS

LOT 1304
1983/EDGE SW/MH &
1984/SAND SW/MH

HENDRICKS DANIEL R
33608 MEADOWS LN
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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

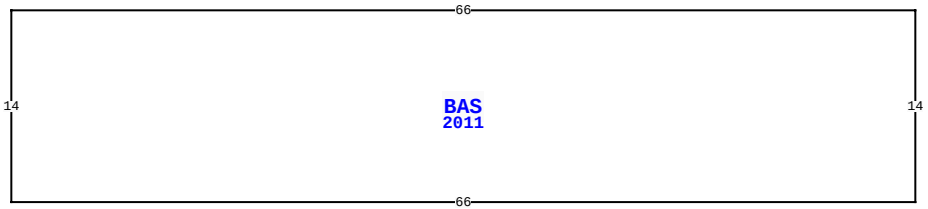
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2011	924	20,402
TOTALS	924			924	20,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	92.0000	73.60	68,006	1984	1984	0	0	0	70.00	30.00

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



34071 NICKS PL, CALLAHAN

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NASSAU COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,331
TOTAL JUST VALUE	210,308
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22749	ELEC OTHER	0	06/01/2010
E21929	ELEC OTHER	0	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1620/0690	4/24/2009	WD	U	I	15	100,000
GRANTOR: GRAY DENNIS P						
GRANTEE: HENDRICKS DANIEL R						
0518/0346	5/21/1987	WD	Q	I		43,300
GRANTOR: BUSSEY DANIEL & MARY						
GRANTEE: GRAY DENNIS P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] 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

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: 10.00 Total Land Value: 165,750 Market: 0 Agricultural: 0 Common: 165,750 PRINTED 07/30/2025 BY SYS