

**HENDRICKS DANIEL R**  
33608 MEADOWS LN  
CALLAHAN, FL 32011

# 2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

02WALL BOARD 100

01FLAT 100

01MINIMUM 100

04PLYWOOD 100

14CARPET 90

08SHT VINYL 10

01NONE 100

02CONVECTION 100

2 100  
2 100

02WOOD FRAME 100

1. 1. 100  
0 100

03Quality Level 03

5000IMPROVED AG

MKT AREA08

8001.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS672100199367213,967

TOTALS67267213,967

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

1 0937WELL00001.00UT6,000.006,000.001002017201731006,000

2 0936SEPTC TANK00001.00UT6,000.006,000.001002017201731006,000

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1 005000CAGRICULTURAL00006OR0.000.001.00AC1.001.001.0045,000.0045,000.0045,000

2 006000APASTURE - HA0OR0.000.006.34AC1.001.001.00370.00370.002,346

3 009910MMARKET VALUE0OR0.000.006.34AC1.001.001.0019,500.0019,500.00123,630

REVIEW DATE02/14/2024BYKBA

Total Acres: 7.34Total Land Value: 47,346Market: 123,630Agricultural: 2,346Common: 45,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

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

08200267286.600069.2846,556197419740070.0030.00

Heated Area: 672HX Base Yr

BAS 1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE13,967

TOTAL MARKET OB/XF VALUE12,000

TOTAL LAND VALUE - MARKET168,630

TOTAL MARKET VALUE73,313

SOH/AGL Deduction20,253

ASSESSED VALUE53,060

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE53,060

TOTAL JUST VALUE194,597

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE174,681

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

0603/03017/30/1990WD Q V50,000

GRANTOR: BOYD EDITH S

GRANTEE: HENDRICKS DANIEL &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E56 N12\$.