IN OR 1895/1293

HWK MECHANICAL INC
33309 MEADOWS LANE
CALLAHAN, FL 32011

2025

29-2N-25-0000-0032-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

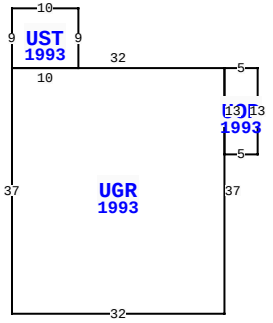
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

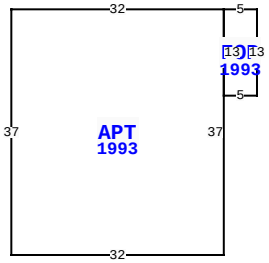
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,184	100	1993	1,184	68,898
FOP	65	30	1993	20	1,164
UGR	1,184	45	1993	533	31,016
UOP	65	20	1993	13	756
UST	90	45	1993	40	2,328
TOTALS	2,588			1,790	104,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,790	93.4800	93.48	167,329	1938	1938	0	0	0	37.75	62.25

1 SINGLE FAM – 0% - 0 Heated Area: 1184 HX Base Yr





542416 US HWY 1, CALLAHAN

BLD DATE	06/22/2020	KK	LGL DATE		
XF DATE	06/22/2020	KK	LAND DATE	11/18/2024	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	104,162
TOTAL MARKET OB/XF VALUE	413
TOTAL LAND VALUE - MARKET	58,158
TOTAL MARKET VALUE	162,733
SOH/AGL Deduction	13,817
ASSESSED VALUE	148,916
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,916
TOTAL JUST VALUE	162,733
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4238	REPAIR/RRF	0	03/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1895/1293	12/05/2013	WD	Q	I	02	95,000
GRANTOR: DAUGHTRY DENNIS ELWOO						
GRANTEE: HWK MECHANICAL INC						
0331/0096	2/01/1981	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W5 APT=[YR=1993] W32 S37 E32 N37$ S13 E5 N13$
PTR=N15 UGR=[YR=1993] N37 UST=[YR=1993] N9 E10 S9 W10$ E32
UOP=[YR=1993] E5 S13 W5 N13 $ S37 W32$ S15$.

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	0	12	4	48.00	SF	10.00	10.00	100	2020	2020	3	86	413	

LAND DESCRIPTION

TOTAL OB/XF 413

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	0004	CH	60.00	107.00	6,462.00	SF		1.00	1.00	1.00	9.00	9.00	58,158							

REVIEW DATE 06/22/2020 BY KK Total Acres: 0.00 Total Land Value: 58,158 Market: 0 Agricultural: 0 Common: 58,158 PRINTED 07/30/2025 BY SYS