LOT 3
IN OR 2018/1138
MEADOW'S BEND PB 8/36

KIRKLAND JAME N
33290 MEADOWS LN
CALLAHAN, FL 32011

2026

23-1N-24-1301-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

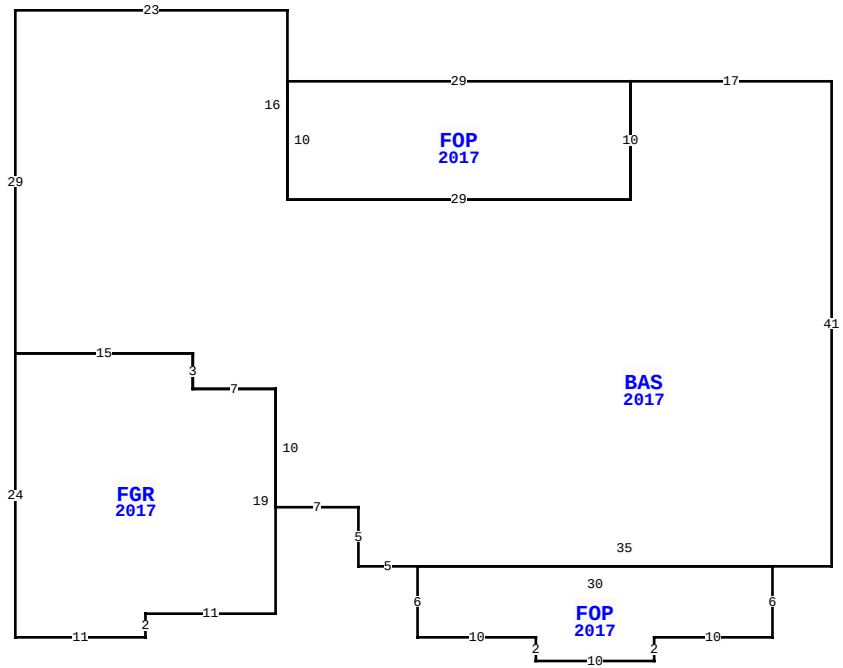
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,267	100	2017	2,267	314,704
FGR	485	55	2017	267	37,065
FOP	200	30	2017	60	8,329
FOP	290	30	2017	87	12,077
TOTALS	3,242			2,681	372,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,681	106.2480	147.68	395,930	2017	2017	0	0	0	6.00	94.00

1 SNGL FAM 100% - 2019 Heated Area: 2267 HX Base Yr 2019



33290 MEADOWS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		372,174
TOTAL MARKET OB/XF VALUE		26,064
TOTAL LAND VALUE - MARKET		112,000
TOTAL MARKET VALUE		510,238
SOH/AGL Deduction		189,597
ASSESSED VALUE		320,641
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		269,230
TOTAL JUST VALUE		510,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		495,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632605	NEW CONSTR	273,869	10/04/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2018/1138	12/15/2015	WD	U	V	11	100
GRANTOR: KIRKLAND DONALD T						
GRANTEE: KIRKLAND JAME N						
1396/1721	3/15/2006	WD	Q	V	05	175,000
GRANTOR: G&H LAND DEVELOPMENT						
GRANTEE: KIRKLAND DONALD T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 FOP=[YR=2017] W29 S10 E29 N10$ S10 W29 N16 W23 S29 FGR=[YR=2017] S24 E11 N2 E11 N19 W7 N3 W15$ E15 S3 E7 S10 E7 S5 E5 FOP=[YR=2017] S6 E10 S2 E10 N2 E10 N6 W30$ E35 N41$.

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
2	0680	POLE SHED	0	100	24	16	384.00	SF	10.00	10.00	100	2021	2021	3	90	3,456	
3	0300	BOAT DCK W	0	100	30	14	420.00	SF	40.00	40.00	100	2021	2021	3	90	15,120	
4	0300	BOAT DCK W	0	100	26	8	208.00	SF	40.00	40.00	100	2021	2021	3	90	7,488	

LAND DESCRIPTION

TOTAL OB/XF 26,064

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	4.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	112,000							

REVIEW DATE 05/08/2024 BY WWA Total Acres: 4.00 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 07/09/2026 BY SYS