LOT 5
IN OR 2609/424
MEADOW'S BEND PB 8/36

POWELL BOBBIE J & ERIC M
33326 MEADOWS LANE
CALLAHAN, FL 32011

**2026**

**23-1N-24-1301-0005-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 13 | STAND SEAM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

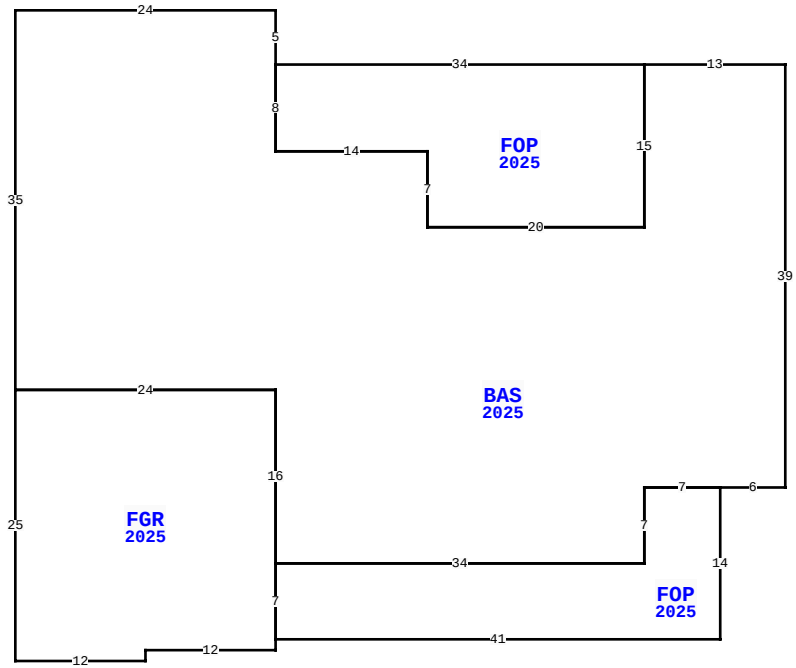
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8021.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,499 | 100 | 2025 | 2,499 | 399,315 |
| FGR | 588 | 55 | 2025 | 323 | 51,612 |
| FOP | 336 | 30 | 2025 | 101 | 16,139 |
| FOP | 412 | 30 | 2025 | 124 | 19,814 |
| TOTALS | 3,835 | | | 3,047 | 486,880 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,047 | 114.9540 | 159.79 | 486,880 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM 100% - 2025 Heated Area: 2499 HX Base Yr 2025




33326 MEADOWS LN, CALLAHAN

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 509,588 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 100,520 |
| TOTAL MARKET VALUE | | 610,108 |
| SOH/AGL Deduction | | 212,141 |
| ASSESSED VALUE | | 397,967 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 346,556 |
| TOTAL JUST VALUE | | 610,108 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 595,978 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO240005455 | PRIVATE PROVIDER | 482,279 | 05/06/2024 |
| 230009362 | NEW SFR | 482,279 | 07/21/2023 |
| 23004083 | GARAGE | 69,139 | 03/28/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2609/0424 | 12/19/2022 | WD | U | V | 37 | 100,000 |
| GRANTOR: COPHER CHRISTIAN & KA | | | | | | |
| GRANTEE: POWELL BOBBIE J & E | | | | | | |
| 2556/0368 | 4/14/2022 | WD | Q | V | 01 | 120,000 |
| GRANTOR: ACREE PAUL F & KAREN | | | | | | |
| GRANTEE: COPHER CHRISTIAN & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=124,-7] W13 S15 W20 N7 W14 N8 N5 W24 S35
E24 S16 E34 N7 E7 E6 N39 $
FGR=[YR=2025;ORIG=53,23] E24 S16 S7 S1 W12 S1 W12 N25 $
FOP=[YR=2025;ORIG=77,39] E34 N7 E7 S14 W41 N7 $
FOP=[YR=2025;ORIG=77,-7] E34 S15 W20 N7 W14 N8 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | RES | 100 | 0005 | OR | 0.00 | 0.00 | 3.59 | AC | | 1.00 | 1.00 | 1.00 | 28,000.00 | 28,000.00 | 100,520 | | | | | | | |

REVIEW DATE 05/23/2024 BY WW Total Acres: 3.59 Total Land Value: 100,520 Market: 0 Agricultural: 0 Common: 100,520 PRINTED 07/09/2026 BY SYS

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## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |

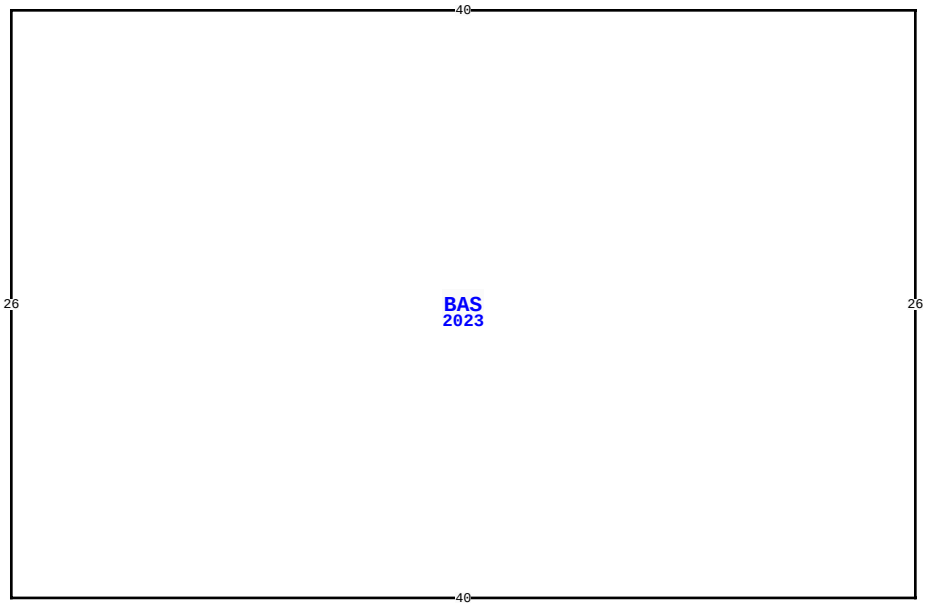
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8021.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,040 | 100 | 2023 | 1,040 | 22,708 |
| TOTALS | 1,040 | | | 1,040 | 22,708 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,040 | 57.1320 | 22.28 | 23,171 | 2023 | 2023 | 0 | 0 | 0 | 2.00 | 98.00 |

2 GARAGE RES 100% - 2025 Heated Area: 1040 HX Base Yr 2025




33326 MEADOWS LN, CALLAHAN

| | | | |
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| GRANTOR: ACREE PAUL F & KAREN | | | | | | |
| GRANTEE: COPHER CHRISTIAN & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W40 S26 E40 N26 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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