LOT 7
MEADOW'S BEND PB 8/36

HOLT JAMES/
33364 MEADOWS LN
CALLAHAN, FL 32011

2026

23-1N-24-1301-0007-0000

BUILDING CHARACTERISTICS

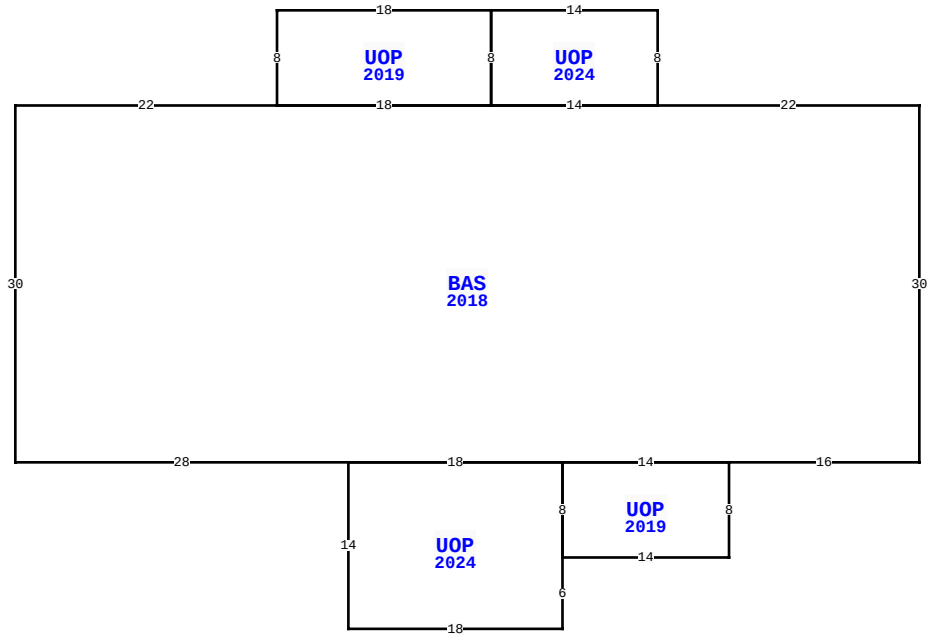
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	8021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2018	2,280	203,723
UOP	112	25	2019	28	2,502
UOP	144	25	2019	36	3,216
UOP	112	25	2024	28	2,502
UOP	252	25	2024	63	5,630
TOTALS	2,900			2,435	217,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,435	116.8000	105.12	255,967	2018	2018	0	0	0	15.00	85.00

1 M/H 94+ 100% - 2019 Heated Area: 2280 HX Base Yr 2019



33364 MEADOWS LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		217,572
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		301,572
SOH/AGL Deduction		119,187
ASSESSED VALUE		182,385
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		130,974
TOTAL JUST VALUE		301,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002853	CO ISSUED	0	03/20/2018
17008158	MH MOVE-ON	0	12/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	6/08/2017	CN	Q	V	02	34,000
GRANTOR: SOUDER LORETTA & JOHN						
GRANTEE: HOLT JAMES						
1787/1987	3/22/2012	WD	U	V	37	18,400
GRANTOR: CARPENTER JAMES DAVID						
GRANTEE: SOUDER LORETTA & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=-1,-10] W22 W14 W18 W22 S30 E28 E18 E14 E16 N30 $
UOP=[YR=2019;ORIG=-37,-10] N8 W18 S8 E18 $
UOP=[YR=2019;ORIG=-31,20] S8 E14 N8 W14 $
UOP=[YR=2024;ORIG=-37,-18] S8 E14 N8 W14 $
UOP=[YR=2024;ORIG=-31,20] S8 S6 W18 N14 E18 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	3.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	84,000							

REVIEW DATE 02/27/2024 BY WWA Total Acres: 3.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 07/09/2026 BY SYS