

PT LOTS 1279 & 1292
IN OR 2630/1337
(EX OR 2262/1942)

WILSON FAMILY REVOCABLE LIVING TRUST/WILSON WESLEY
33309 MEADOWS LANE
CALLAHAN, FL 32011

2026

23-1N-24-2180-1279-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG

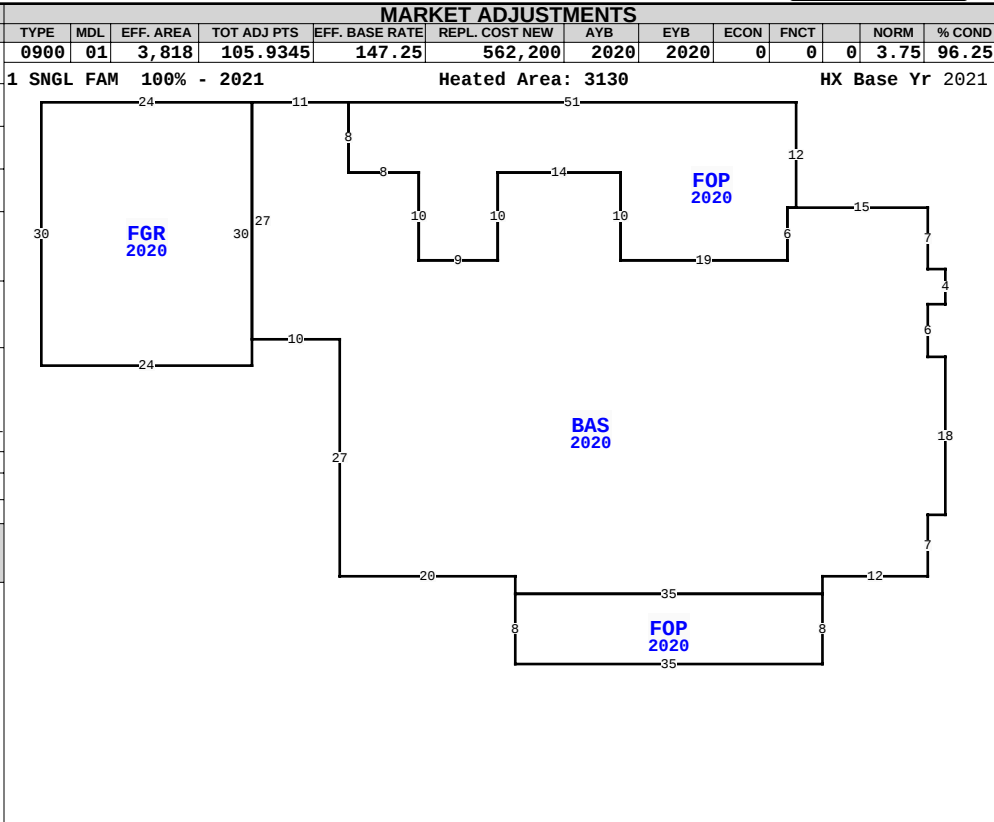
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,130	100	2020	3,130	443,610
FGR	720	55	2020	396	56,124
FOP	280	30	2020	84	11,905
FOP	692	30	2020	208	29,479

TOTALS	4,822			3,818	541,118
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
4	0500	FP-PRE FAB	0	100	0	0	3.00	UT	3,500.00
5	0350	CARPORT WD	0	100	56	26	1,456.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	4.00
2	009530	C	POND	100		OR	0.00	0.00	1.00
3	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	1.00
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026
INC DATE		AG DATE	05/15/2025

UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
AC		1.00	1.00	1.00	21,000.00	21,000.00	84,000							
AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
AC		1.00	1.00	1.00	690.00	690.00	690							
AC		1.00	1.00	1.00	21,000.00	21,000.00	21,000							

TOTAL OB/XF									
73,311									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		561,768	
TOTAL MARKET OB/XF VALUE		73,311	
TOTAL LAND VALUE - MARKET		107,500	
TOTAL MARKET VALUE		722,269	
SOH/AGL Deduction		193,246	
ASSESSED VALUE		529,023	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		477,612	
TOTAL JUST VALUE		742,579	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		775,613	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010049	CO ISSUED	0	10/21/2020
20006079	SWIM POOL	63,400	07/14/2020
20002487	NEW CONSTR	450,071	03/19/2020
19002903	GARAGE	48,517	03/25/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2630/1337	3/28/2023	WD U	I	11		100	
GRANTOR: WILSON WESLEY G SR &							
GRANTEE: WILSON FAMILY REVOC							
2233/1345	10/15/2018	TD	Q	V	01	72,000	
GRANTOR: CAPPS EDWIN H & STACE							
GRANTEE: WILSON WESLEY G SR							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=2020] W2 N7 W15 FOP=[YR=2020] N12 W51 S8 E8 S10 E9 N10 E14 S10 E19 N6 E1\$ W1 S6 W19 N10 W14 S10 W9 N10 W8 N8 W11 FGR=[YR=2020] W24 S30 E24 N30\$ S27 E10 S27 E20 S2 FOP=[YR=2020] S8 E35 N8 W35\$ E35 N2 E12 N7 E2 N18 W2 N6 E2 N4\$.							

