PT E1/2 LOT 1290 &
PT LOT 1297 IN OR 2601/1018
PT CLOSED R/W IN OR 1527/795

CANTERBURY DONALD R & JANINE
33499 MEADOWS LANE
CALLAHAN, FL 32011

2026

23-1N-24-2180-1290-0010

BUILDING CHARACTERISTICS

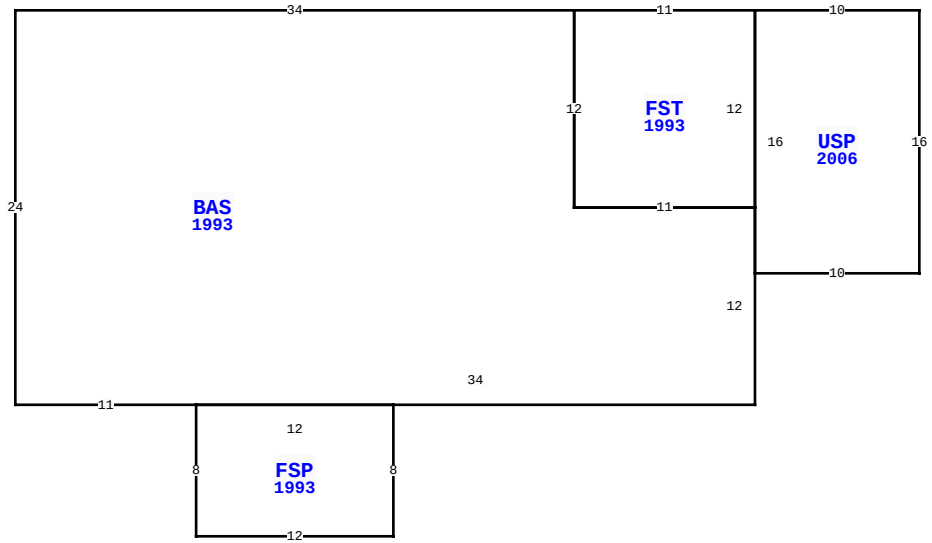
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	948	100	1993	948	83,307
FSP	96	40	1993	38	3,339
FST	132	55	1993	73	6,415
USP	160	30	2006	48	4,218
TOTALS	1,336			1,107	97,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,107	104.9400	110.19	121,980	1973	1973	0	0	0	20.25	79.75

1 SINGLE FAM 100% - 2006 Heated Area: 948 HX Base Yr 2006



33499 MEADOWS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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		107,972
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		53,600
TOTAL MARKET VALUE		161,572
SOH/AGL Deduction		96,196
ASSESSED VALUE		65,376
TOTAL EXEMPTION VALUE	HX HB	32,827
BASE TAXABLE VALUE		32,549
TOTAL JUST VALUE		161,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2601/1018	7/21/2022	QC	U	I	11	100
GRANTOR: CANTERBURY DONALD R S						
GRANTEE: CANTERBURY DONALD R						
1357/0409	10/03/2005	FJ	U	I	24	0
GRANTOR: CANTERBURY AMERICA ES						
GRANTEE: CANTERBURY DONALD R						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2006] W10 FST=[YR=1993] W11 BAS=[YR=1993] W34 S24 E11 FSP=[YR=1993] S8 E12 N8 W12 $ E34 N12 W11 N12$ S12 E11 N12$ S16 E10 N16$.

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	1.34	AC		1.00	1.00	1.00	40,000.00	40,000.00	53,600							

REVIEW DATE 05/08/2024 BY WWA Total Acres: 1.34 Total Land Value: 53,600 Market: 0 Agricultural: 0 Common: 53,600 PRINTED 07/09/2026 BY SYS

PT E1/2 LOT 1290 &
PT LOT 1297 IN OR 2601/1018
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2026

23-1N-24-2180-1290-0010

BUILDING CHARACTERISTICS

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Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

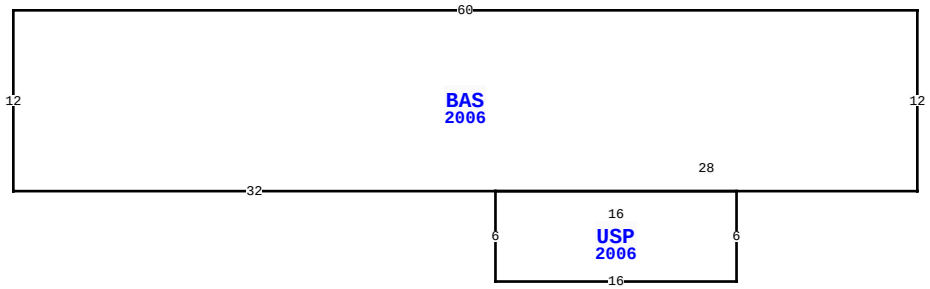
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2006	720	10,025
USP	96	50	2006	48	668
TOTALS	816			768	10,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	768	54.6000	46.41	35,643	1974	1974	0	0	0	70.00	30.00

2 M/H 93- 0% - 2006 Heated Area: 720 HX Base Yr 2006



33499 MEADOWS LN, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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GRANTEE: CANTERBURY DONALD R						
1357/0409	10/03/2005	FJ	U	I	24	0
GRANTOR: CANTERBURY AMERICA ES						
GRANTEE: CANTERBURY DONALD R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W60 S12 E32 USP=[YR=2006] S6 E16 N6 W16$ E28 N12$.

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

REVIEW DATE 05/08/2024 BY WWA Total Acres: 1.34 Total Land Value: 53,600 Market: 0 Agricultural: 0 Common: 53,600 PRINTED 07/09/2026 BY SYS