PT OF LOT 1290 IN OR 777/1922
& N1/2 ABND R/W LYING S
THEREOF BY RES 2007-158 &

SMITH NELLIE L/E/
33457 MEADOWS LANE
CALLAHAN, FL 32011

**2026**

**23-1N-24-2180-1290-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 06 | VINYL ASB 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| 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 | 02 | Quality Level 02 |

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 08

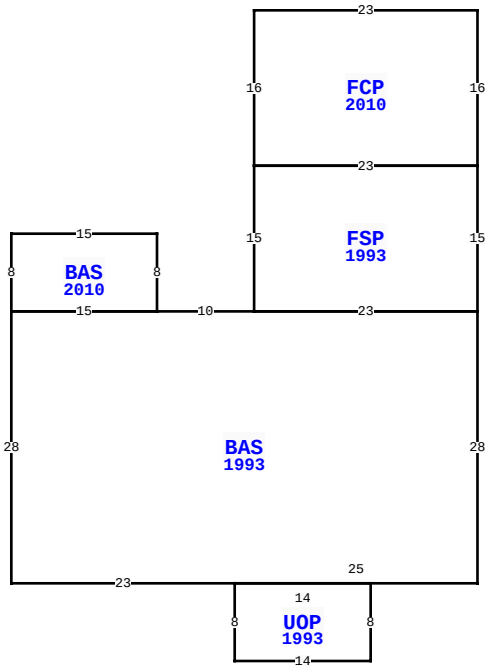
NEIGHBORHOOD/LOC 8005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,344 | 100 | 1993 | 1,344 | 95,456 |
| BAS | 120 | 100 | 2010 | 120 | 8,523 |
| FCP | 368 | 25 | 2010 | 92 | 6,534 |
| FSP | 345 | 40 | 1993 | 138 | 9,802 |
| UOP | 112 | 20 | 1993 | 22 | 1,562 |
| TOTALS | 2,289 | | | 1,716 | 121,877 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,716 | 84.5500 | 88.78 | 152,346 | 1974 | 1974 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1464 HX Base Yr




33457 MEADOWS LN, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 121,877 |
| TOTAL MARKET OB/XF VALUE | | 4,716 |
| TOTAL LAND VALUE - MARKET | | 76,500 |
| TOTAL MARKET VALUE | | 203,093 |
| SOH/AGL Deduction | | 127,770 |
| ASSESSED VALUE | | 75,323 |
| TOTAL EXEMPTION VALUE | HX HB WX SL | 75,323 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 203,093 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 183,166 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1683/0573 | 6/11/2010 | QC | U | I | 11 | 100 |
| GRANTOR: SMITH NELLIE | | | | | | |
| GRANTEE: SEARS RAYMOND L & A | | | | | | |
| 0777/1922 | 11/27/1996 | QC | U | I | 18 | 100 |
| GRANTOR: SMITH FELDER & NELLIE | | | | | | |
| GRANTEE: SEARS AVA & SHARON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FCP=[YR=2010] W23 S16 FSP=[YR=1993] S15 BAS=[YR=1993] W10 BAS=[YR=2010] N8 W15 S8 E15$ W15 S28 E23 UOP=[YR=1993] S8 E14 N8 W14$ E25 N28 W23$ E23 N15 W23$ E23 N16$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0200 | BARN WD 0- | 0 | 100 | 0 | 0 | 384.00 | SF | 20.00 | 20.00 | 100 | 1980 | 1980 | 3 | 20 | 1,536 | |
| 2 | 0681 | POLE SHED | 0 | 100 | 38 | 11 | 418.00 | SF | 15.00 | 15.00 | 100 | 1980 | 1980 | 3 | 20 | 1,254 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 38 | 11 | 418.00 | SF | 15.00 | 15.00 | 100 | 1980 | 1980 | 3 | 20 | 1,254 | |
| 4 | 0681 | POLE SHED | 0 | 100 | 16 | 14 | 224.00 | SF | 15.00 | 15.00 | 100 | 1983 | 1983 | 3 | 20 | 672 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,716

| 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 | 2.25 | AC | | 1.00 | 1.00 | 1.00 | 34,000.00 | 34,000.00 | 76,500 | | | | | | | |

REVIEW DATE 05/08/2024 BY WWA Total Acres: 2.25 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 07/09/2026 BY SYS