

PT LOTS 1290 & 1297 IN
OR 2533/860 & PT ABND R/W
ADJACENT THERETO BY

PARK CHARLES W JR & EARNESTINE L/E/
33471 MEADOWS LANE
CALLAHAN, FL 32011

2026

23-1N-24-2180-1290-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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

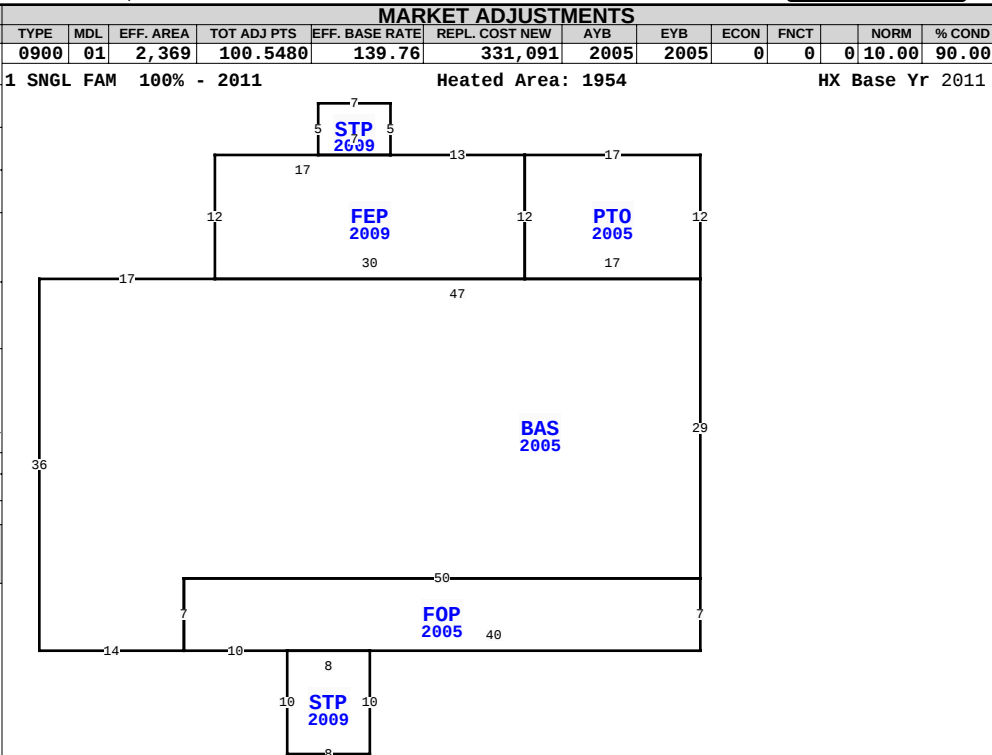
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,954	100	2005	1,954	245,782
FEP	360	80	2009	288	36,226
FOP	350	30	2005	105	13,208
PTO	204	5	2005	10	1,258
STP	35	10	2009	4	503
STP	80	10	2009	8	1,006

TOTALS	2,983			2,369	297,982
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0511	GARAGE CB-	0	100	24	36	864.00	SF	40.00	40.00	
2	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	
3	0510	GARAGE WD-	0	100	35	35	1,225.00	SF	35.00	35.00	
6	0681	POLE SHED	0	100	24	10	240.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0005	OR	0.00	0.00	3.05	AC	



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

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
1	0511	GARAGE CB-	0	100	24	36	864.00	SF	40.00	40.00	100	1987	1987	3	47	16,243	
2	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	1995	1995	3	20	864	
3	0510	GARAGE WD-	0	100	35	35	1,225.00	SF	35.00	35.00	100	2002	2002	3	28	12,005	
6	0681	POLE SHED	0	100	24	10	240.00	SF	15.00	15.00	100	2007	2007	3	40	1,440	

TOTAL OB/XF											
30,552											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						297,982					
TOTAL MARKET OB/XF VALUE						30,552					
TOTAL LAND VALUE - MARKET						85,400					
TOTAL MARKET VALUE						413,934					
SOH/AGL Deduction						222,151					
ASSESSED VALUE						191,783					
TOTAL EXEMPTION VALUE						51,411					
BASE TAXABLE VALUE						140,372					
TOTAL JUST VALUE						413,934					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						391,879					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0515061	ELEC OTHER	1,000	05/01/2005
M0509795	H/AC	0	05/01/2005
P09310	OTHER	0	04/01/2005
R07369	REPAIR/RRF	4,700	03/01/2005
B14835	NEW CONSTR	139,996	03/01/2005
E0311565	GARAGE	2,000	08/01/2003

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2533/0860	1/24/2022	WD	U	I	11	100			
GRANTOR: PARK CHARLES W JR & E									
GRANTEE: PARK CHARLES W JR &									
1683/0574	6/11/2010	WD	Q	I	01	222,000			
GRANTOR: SEARS RAYMOND L (S) E									
GRANTEE: PARK CHARLES W JR &									

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2005] W17 FEP=[YR=2009] W13 STP=[YR=2009] N5 W7 S5 E7\$ W17 S12 BAS=[YR=2005] W17 S36 E14 FOP=[YR=2005] E10 STP=[YR=2009] S10 E8 N10 W8\$ E40 N7 W50 S7\$ N7 E50 N29 W47 \$ E30 N12 \$ S12 E17 N12\$.											