PT LOTS 1290 & 1297 IN
OR 2675/1311 &
PT ABND R/W ADJACENT THERETO

SPITLER JACK LAWRENCE
33485 MEADOWS LN
CALLAHAN, FL 32011

2026

23-1N-24-2180-1290-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

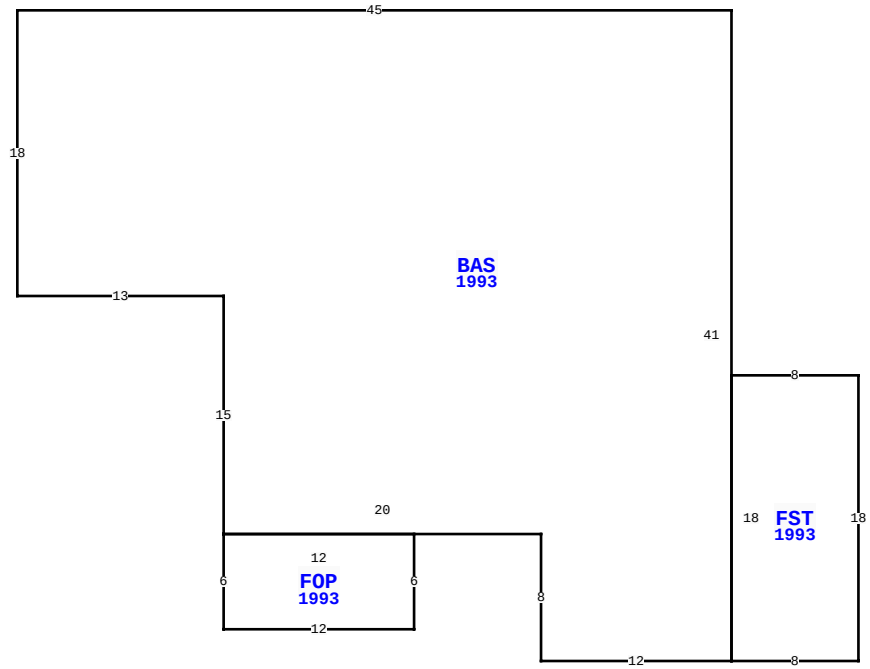
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,386	100	1993	1,386	124,306
FOP	72	30	1993	22	1,973
FST	144	55	1993	79	7,085
TOTALS	1,602			1,487	133,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,487	107.1000	112.46	167,228	1973	1973	0	0	0	20.25	79.75

1 SINGLE FAM 100% - 2024 Heated Area: 1386 HX Base Yr 2024



33485 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		133,364
TOTAL MARKET OB/XF VALUE		10,484
TOTAL LAND VALUE - MARKET		49,200
TOTAL MARKET VALUE		193,048
SOH/AGL Deduction		17,290
ASSESSED VALUE		175,758
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		124,347
TOTAL JUST VALUE		193,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8342	MH MOVE-ON	14,711	10/18/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2675/1311	10/13/2023	WD	Q	I	01	280,000
GRANTOR: DEFAZIO JENNIFER BRAD						
GRANTEE: SPITLER JACK LAWREN						
2661/1513	8/11/2023	WD	Q	I	01	240,000
GRANTOR: MEADOWS AUDREY E						
GRANTEE: DEFAZIO JENNIFER BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S18 E13 S15 FOP=[YR=1993] S6 E12 N6 W12$
E20 S8 E12 FST=[YR=1993] E8 N18 W8 S18$ N41 $.

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	0510	GARAGE WD-	0	100	29	24	696.00	SF	35.00	35.00	100	1975	1975	3	20	4,872	
2	0350	CARPORT WD	0	100	11	20	220.00	SF	13.00	13.00	100	1986	1986	3	20	572	
3	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	1993	1993	3	20	5,040	

LAND DESCRIPTION

TOTAL OB/XF 10,484

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		OR	0.00	0.00	1.23	AC		1.00	1.00	1.00	40,000.00	40,000.00	49,200							

REVIEW DATE 03/11/2024 BY WWA Total Acres: 1.23 Total Land Value: 49,200 Market: 0 Agricultural: 0 Common: 49,200 PRINTED 07/09/2026 BY SYS