PT OF LOTS 1290 & 1297
IN OR 2693/563 & PT ABND R/W
ADJACENT THERETO BY

SPITLER JACK LAWRENCE
33485 MEADOWS LANE
CALLAHAN, FL 32011

2026

23-1N-24-2180-1290-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

33481 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	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	85,120
TOTAL MARKET VALUE	97,120
SOH/AGL Deduction	7,635
ASSESSED VALUE	89,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,485
TOTAL JUST VALUE	97,120
NCON VALUE	12,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002064	RES MH DEMO BY HA	0	02/27/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2693/563	2/02/2024	QC	U	I	11	100
GRANTOR: DEFAZIO JENNIFER BRAD						
GRANTEE: SPITLER JACK LAWREN						
2661/1544	8/11/2023	WD	U	I	37	30,000
GRANTOR: MEADOWS MICHAEL E & C						
GRANTEE: DEFAZIO JENNIFER BR						

BUILDING NOTES

BUILDING DIMENSIONS

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
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	1991	03	100	6,000	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	1991	03	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0	0005	OR	0.00	0.00	3.04	AC		1.00	1.00	1.00	28,000.00	28,000.00	85,120							

REVIEW DATE 07/02/2025 BY WWX Total Acres: 3.04 Total Land Value: 85,120 Market: 0 Agricultural: 0 Common: 85,120 PRINTED 07/09/2026 BY SYS