PT OF LOTS 1297 & 1306
IN OR 971/1049
TOWN OF CRAWFORD S/D IN

SMITH THOMAS R JR & DEBORAH A
33480 MEADOWS LANE
CALLAHAN, FL 32011

2026

23-1N-24-2180-1297-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

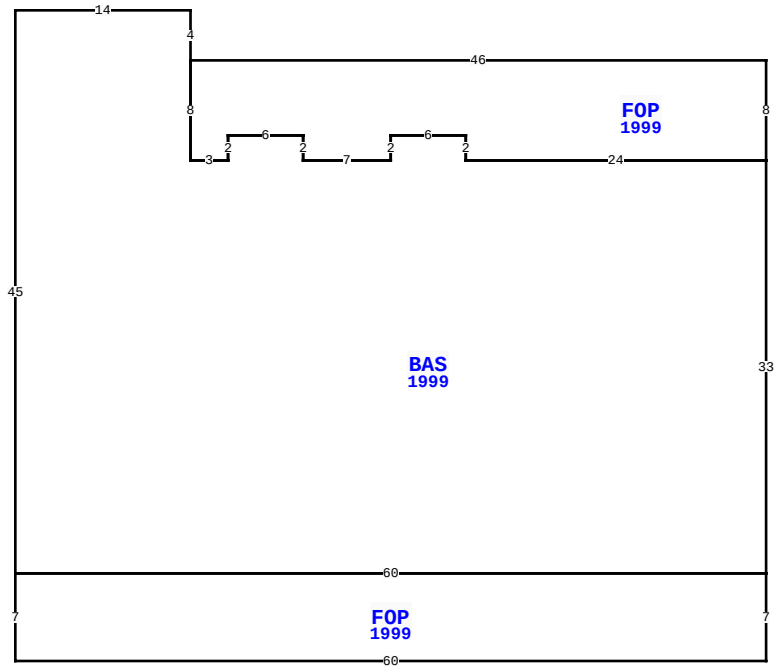
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,172	100	1999	2,172	270,837
FOP	344	30	1999	103	12,844
FOP	420	30	1999	126	15,711
TOTALS	2,936			2,401	299,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,401	111.4407	154.90	371,915	1999	1999	0	0	0	19.50	80.50

1 SNGL FAM 100% - 2002 Heated Area: 2172 HX Base Yr 2002



33480 MEADOWS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		299,392
TOTAL MARKET OB/XF VALUE		30,492
TOTAL LAND VALUE - MARKET		207,640
TOTAL MARKET VALUE		384,360
SOH/AGL Deduction		217,264
ASSESSED VALUE		167,096
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		115,685
TOTAL JUST VALUE		537,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		592,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633092	REMODEL	6,138	09/30/2016
R1614871	REPAIR/RRF	10,000	03/01/2016
E029042	GARAGE	800	01/01/2002
P983088	NEW CONSTR	0	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0971/1049	2/20/2001	WD	Q	I		192,500
GRANTOR: BOYD JAMES M & GAYLE						
GRANTEE: SMITH THOMAS JR & D						
0794/1325	5/28/1997	WD	Q	V		31,100
GRANTOR: RAYONIER TIMBERLANDS						
GRANTEE: BOYD JAMES & GAYLE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1999] W46 BAS=[YR=1999] N4 W14 S45 FOP=[YR=1999] S7 E60 N7 W60$ E60 N33 W24 N2 W6 S2 W7 N2 W6 S2 W3 N8 $ S8 E3 N2 E6 S2 E7 N2 E6 S2 E24 N8$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800	
3	0510	GARAGE WD-	0	100	24	12	288.00	SF	35.00	35.00	100	2001	2001	3	27	2,722	
4	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	100	2001	2001	3	20	1,498	
5	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2002	2002	3	20	720	
6	0511	GARAGE CB-	0	100	30	24	720.00	SF	40.00	40.00	100	2002	2002	3	79	22,752	

LAND DESCRIPTION

TOTAL OB/XF 30,492

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	51,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	8.80	AC		1.00	1.00	1.00	395.00	395.00	3,476							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.80	AC		1.00	1.00	1.00	17,000.00	17,000.00	149,600							

REVIEW DATE 05/08/2024 BY WWA Total Acres: 11.80 Total Land Value: 54,476 Market: 156,640 Agricultural: 3,476 Common: 51,000 PRINTED 07/09/2026 BY SYS