

PT OF LOT 1298
IN OR 2142/696
(EX OR 2649/671)

WETTSTEIN WILLIAM M &/WALKER-WETTSTEIN MARY ANN
33543 MEADOWS LANE
CALLAHAN, FL 32011

2026

23-1N-24-2180-1298-0010



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6														
Exterior Wall	30	VINYL 100	0800	02	1,586	123.6000	111.24	176,427	1995	2000	0	0	0	58.00	42.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ 100% - 1996													Heated Area: 1586													
Roof Cover	12	MODULAR MT 100														HX Base Yr 1996													
Interior Wall	05	DRYWALL 100	2661 BAS 1995 2661															VALUATION BY STANDARD											
Interior Floo	14	CARPET 90																Tax Group: 6 Tax Dist:											
Interior Floo	08	SHT VINYL 10																BUILDING MARKET VALUE 74,099											
Air Condition	03	CENTRAL 100																TOTAL MARKET OB/XF VALUE 24,041											
Heating Type	04	AIR DUCTED 100																TOTAL LAND VALUE - MARKET 75,200											
Bedrooms		3 100																TOTAL MARKET VALUE 173,340											
Bathrooms		2 100																SOH/AGL Deduction 102,067											
Frame	02	WOOD FRAME 100																ASSESSED VALUE 71,273											
Stories	1.	1. 100																TOTAL EXEMPTION VALUE HX HB 46,273											
Units		0 100																BASE TAXABLE VALUE 25,000											
Quality 03 Quality Level 03			TOTAL JUST VALUE 173,340																										
DOR CODE 0200 MOBILE HOME			NCON VALUE 0																										
MAP NUM MKT AREA 08			INCOME VALUE																										
NEIGHBORHOOD/LOC 8005.00			PREVIOUS YEAR MKT VALUE 179,996																										
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,586 100 1995 1,586 74,099																													
TOTALS 1,586 1,586 74,099																													
EXTRA FEATURES			33543 MEADOWS LN, CALLAHAN																										
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			BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE																										
1 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1995 1995 3 74 2,590			05/08/2026 MLU																										
3 0350 CARPORT WD 0 100 60 32 1,920.00 SF 13.00 13.00 100 2020 2020 3 82 20,467																													
4 1242 WD DECK A 0 100 12 10 120.00 SF 10.00 10.00 100 2020 2020 3 82 984																													
LAND DESCRIPTION			TOTAL OB/XF 24,041																										
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSVR																													
1 000100 C RES 100 0005 OR 0.00 0.00 1.88 AC 1.00 1.00 1.00 40,000.00 40,000.00 75,200																													
REVIEW DATE 05/08/2024 BY WWA			Total Acres: 1.88 Total Land Value: 75,200 Market: 0 Agricultural: 0 Common: 75,200 PRINTED 07/09/2026 BY SYS																										