PT OF LOT 1298
IN OR 2649/671
TOWN OF CRAWFORD SUB

WETTSTEIN GAVIN M/WETTSTEIN WILLIAM & MARY WALKER
33567 MEADOWS LANE
CALLAHAN, FL 32011

2026

23-1N-24-2180-1298-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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
Quality	05	Quality Level 05

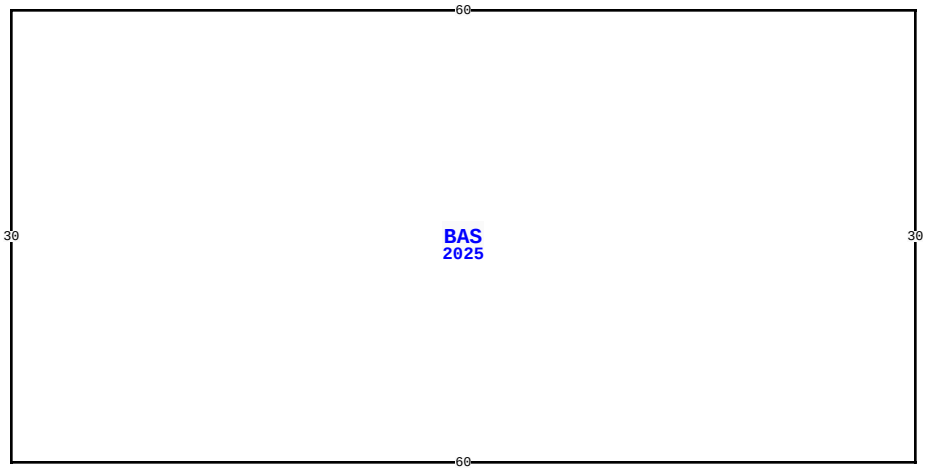
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2025	1,800	235,955
TOTALS	1,800			1,800	235,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	147.1200	132.41	238,338	2024	2024	0	0	0	1.00	99.00

1 M/H 94+ 100% - 2025 Heated Area: 1800 HX Base Yr 2025



33567 MEADOWS LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		235,955
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		56,800
TOTAL MARKET VALUE		292,755
SOH/AGL Deduction		0
ASSESSED VALUE		292,755
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		241,344
TOTAL JUST VALUE		292,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007940	NEW MH DOUBLE WID	0	07/05/2024
MH240001058	NEW MH DOUBLE WID	0	01/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2649/671	6/22/2023	QC	U	V	11	100

GRANTOR: WETTSTEIN WILLIAM M &

GRANTEE: WETTSTEIN GAVIN M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,0] E60 S30 W60 N30 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	CONSRV
1	000100	C	RES	100	0005	OR	0.00	0.00	1.42	AC		1.00	1.00	1.00	40,000.00	40,000.00	56,800							

REVIEW DATE 02/12/2024 BY WW Total Acres: 1.42 Total Land Value: 56,800 Market: 0 Agricultural: 0 Common: 56,800 PRINTED 07/09/2026 BY SYS