PT OF LOT 1299 (S-5)
IN OR 2079/380
1986 DW/MH CHAD

HENDRICKS DANIEL R
33608 MEADOWS LN
CALLAHAN, FL 32011

2026

23-1N-24-2180-1299-0050

BUILDING CHARACTERISTICS

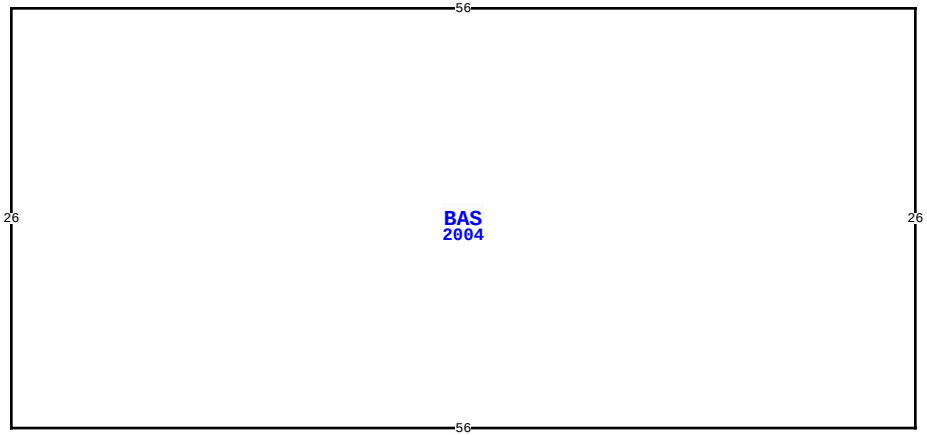
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
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	1,456	100	2004	1,456	30,458
TOTALS	1,456			1,456	30,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,456	82.0400	69.73	101,527	1986	1986	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1456 HX Base Yr



33599 MEADOWS LN, CALLAHAN

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

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	30,458
TOTAL MARKET OB/XF VALUE	1,960
TOTAL LAND VALUE - MARKET	44,000
TOTAL MARKET VALUE	76,418
SOH/AGL Deduction	12,928
ASSESSED VALUE	63,490
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,490
TOTAL JUST VALUE	76,418
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2079/0380	10/13/2016	WD	U	I	37	26,000
GRANTOR: FLORIDA LAND TRUST NO						
GRANTEE: HENDRICKS DANIEL R						
2039/0040	4/11/2016	CT	U	I	18	14,500
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W56 S26 E56 N26 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,960

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	1.10	AC		1.00	1.00	1.00	40,000.00	40,000.00	44,000							

REVIEW DATE 05/08/2024 BY WWA Total Acres: 1.10 Total Land Value: 44,000 Market: 0 Agricultural: 0 Common: 44,000 PRINTED 07/09/2026 BY SYS