

STRICKLAND MARK J/LEVERETT SUSAN
33695 MEADOWS LANE
CALLAHAN, FL 32011

23-1N-24-2180-1300-0050

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	VALUATION SUMMARY										
Exterior Wall		30	VINYL 100		0800	02	1,188	116.8000		105.12	124,883	2019	2019		0	0	10.00	90.00	VALUATION BY					STANDARD					
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ 100% - 2020										Heated Area: 1188					HX Base Yr 2020									
Roof Cover		03	COMP SHNGL 100		27 44 27 44 BAS 2019															BUILDING MARKET VALUE					112,395				
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					0				
Interior Floo		14	CARPET 70																	TOTAL LAND VALUE - MARKET					51,600				
Interior Floo		08	SHT VINYL 30																	TOTAL MARKET VALUE					163,995				
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					55,446				
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					108,549				
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					HX HB 51,411				
Bathrooms			2 100																	BASE TAXABLE VALUE					57,138				
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					163,995				
Stories		1.	1. 100																	NCON VALUE					0				
Units		0	0 100		INCOME VALUE																								
BUD8 Adjustme		06	DIST 1D 100		PREVIOUS YEAR MKT VALUE					167,739																			
Quality		03	Quality Level 03																										
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	1,188	100	2019	1,188	112,395																								
TOTALS		1,188			1,188	112,395																							
EXTRA FEATURES						33695 MEADOWS LN, CALLAHAN						BLD DATE				LGL DATE		05/08/2026		MLU									
												XF DATE				LAND DATE													
												INC DATE				AG DATE													
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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000												
2	000100	C	RES	100		OR	0.00	0.00	0.29	AC		1.00	1.00	1.00	40,000.00	40,000.00	11,600												
REVIEW DATE 05/08/2024 BY WWA Total Acres: 1.29 Total Land Value: 51,600 Market: 0 Agricultural: 0 Common: 51,600 PRINTED 07/09/2026 BY SYS																													