IN OR 603/301 R583601
EX 1-12 1-18 1-19 & 1-21
UTIL ESMT IN OR 2447-1858

HENDRICKS DANIEL R
33608 MEADOWS LN
CALLAHAN, FL 32011

2026

23-2N-24-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

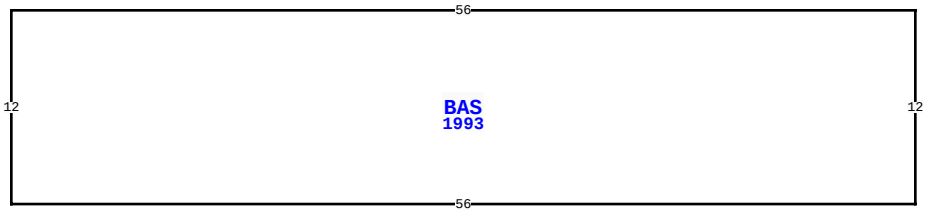
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	14,840
TOTALS	672			672	14,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	86.6000	73.61	49,466	1974	1974	0	0	0	70.00	30.00

2 M/H 93- 0% - 0 Heated Area: 672 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	14,840
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	152,140
TOTAL MARKET VALUE	48,186
SOH/AGL Deduction	0
ASSESSED VALUE	48,186
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,186
TOTAL JUST VALUE	178,980
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003941	MH MOVE-ON	0	06/26/2017
P13313	OTHER	0	07/01/2008
E20952	ELEC OTHER	0	06/01/2008
M13912	MECH OTHER	0	06/01/2008
8424	MH MOVE-ON	8,000	01/22/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0603/0301	7/30/1990	WD	Q	V		50,000

GRANTOR: BOYD EDITH S
GRANTEE: HENDRICKS DANIEL &

35392 QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	01/17/2025 KBA

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2017	2017	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2017	2017	3	100	6,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E56 N12$.

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	6.34	AC		1.00	1.00	1.00	370.00	370.00	2,346							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.34	AC		1.00	1.00	1.00	21,000.00	21,000.00	133,140							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 7.34 Total Land Value: 21,346 Market: 133,140 Agricultural: 2,346 Common: 19,000 PRINTED 07/09/2026 BY SYS