

LOT 2
IN OR 2099/368
TUPELO PLANTATION PB 7/206

PROPST JOHN
14030 ATLANTIC BLVD APT 2210
JACKSONVILLE, FL 32225

2023

16-1N-24-2090-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100	1,044	123,750
FGR	330	55	182	21,573
FOP	100	30	30	3,556
FOP	111	30	33	3,911
FUS	684	100	684	81,078
STR	39	10	4	474
UAT	180	10	18	2,134
UAT	180	10	18	2,134
TOTALS	2,668		2,013	238,610

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0	0	0	300.00	SF	6.50	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,013	101.3418	120.34	242,244	2018	2018	0	0	1.50	98.50
1 SNGL FAM - 0% - 0 Heated Area: 1728 HX Base Yr											

33227 TUPELO LN, CALLAHAN									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
06/16/2023 MLU									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			238,610
TOTAL MARKET OB/XF VALUE			5,376
TOTAL LAND VALUE - MARKET			98,800
TOTAL MARKET VALUE			342,786
SOH/AGL Deduction			75,727
ASSESSED VALUE			267,059
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			267,059
TOTAL JUST VALUE			342,786
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			296,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002434	CO ISSUED	0	03/08/2018
1702139	NEW CONSTR	213,623	04/03/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2099/0368	2/03/2017	WD	Q	V	01	51,000
GRANTOR: LILLY WILLIAM SCOTT						
GRANTEE: PROPST JOHN						
2043/1477	4/29/2016	WD	Q	V	01	55,000
GRANTOR: GREENUP GARY & VALERI						
GRANTEE: LILLY WILLIAM SCOTT						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2018] W36 S8 FOP=[YR=2018] W10 FGR=[YR=2018] N6 W15 S22 E15 N16\$ S10 E10 N10\$ S21 E12 FOP=[YR=2018] S6 E12 N6 W8 STR=[YR=2018] W3 N13 E3 S13\$ N13 W3 S13 W1\$ E24 N29\$ PTR=E20 UAT=[YR=2018] E36 S5 FUS=[YR=2018] S19 UAT=[YR=2018] S5 W36 N5 E36\$ W36 N19 E36\$ W36 N5\$ W20\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0		PUD	0.00	0.00	5.20

TOTAL OB/XF									
5,376									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
AC		1.00	1.00	1.00	19,000.00	19,000.00	98,800		