

LOT 4
IN OR 1806/369
ESMT OR 1479/1347

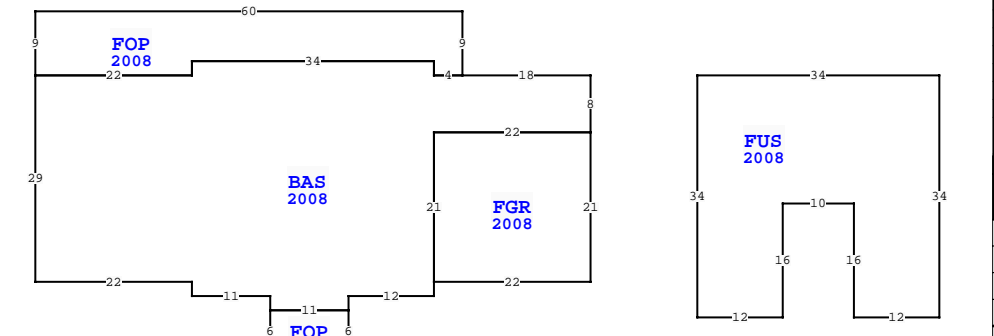
RIDDLE RYAN & MICHELE
33167 TUPELO LN
CALLAHAN, FL 32011

2023

16-1N-24-2090-0004-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	20 FACE BRICK 90
Exterior Wall	05 AVERAGE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,370	93.2328	132.86	447,738	2008	2008	0	0	10.10	89.90



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		402,516	
TOTAL MARKET OB/XF VALUE		59,355	
TOTAL LAND VALUE - MARKET		442,300	
TOTAL MARKET VALUE		504,409	
SOH/AGL Deduction		201,241	
ASSESSED VALUE		303,168	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		253,168	
TOTAL JUST VALUE		904,171	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		391,410	

Quality	01 Quality Level 01			
DOR CODE	5000 IMPROVED AG			
MAP NUM	MKT AREA 09			
NEIGHBORHOOD/LOC	9013.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,958	100	1,958	233,866
FGR	462	55	254	30,338
FOP	66	30	20	2,389
FOP	472	30	142	16,961
FUS	996	100	996	118,964
TOTALS	3,954		3,370	402,516

33167 TUPELO LN, CALLAHAN											
BLD DATE	12/13/2008	JH	LGL DATE	06/01/2023	MLU						
XF DATE			LAND DATE								
INC DATE			AG DATE								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001371	XFOB	40,176	02/21/2017
P164185	SWIM POOL	69,938	12/01/2016
E19862	ELEC OTHER	2,650	08/01/2007
M13160	MECH OTHER	0	08/01/2007
C20018	CO ISSUED	274,428	06/01/2007
B20018	NEW CONSTR	274,428	06/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1806/0369	7/10/2012	WD	Q	I	02	325,000
GRANTOR: HARRIS JOHN G JR & HE						
GRANTEE: RIDDLE RYAN & MICHE						
1469/0605	1/03/2007	WD	U	V	21	310,000
GRANTOR: TUPELO PLANTATION DEV						
GRANTEE: HARRIS JOHN G JR &						

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
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255	
2	0845	KOOL DECK	0	100	0	1,456.00	SF	7.25	7.25	100	2017	2017	3	97	10,239	
3	0866	POOL FIBER	0	100	0	374.00	SF	72.00	72.00	100	2017	2017	3	82	22,081	
4	0910	SCRN RM L	0	100	60	1,800.00	SF	15.00	15.00	100	2017	2017	3	82	22,140	
5	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	82	1,640	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008] W18 FOP=[YR=2008] N9 W60 S9 E22 N2 E34 S2 E4\$ W4 N2 W34 S2 W22 S29 E22 S2 E11 S2 FOP=[YR=2008] S6 E11 N6 W11\$ E11 N2 E12 N2 FGR=[YR=2008] E22 N21 W22 S21\$ N21 E22 N8\$ PTR=E15 FUS=[YR=2008] E34 S34 W12 N16 W10 S16 W12 N34\$ W15\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 59,355																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100		PUD	0.00	0.00	1.00	AC		1.00	1.00	1.00	24,000.00	24,000.00	24,000							
2	005501	A	TIMB2-2 SI	0		PUD	0.00	0.00	29.70	AC		1.00	1.00	1.00	540.00	540.00	16,038							
3	009530	C	POND	0		PUD	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	29.70	AC		1.00	1.00	1.00	14,000.00	14,000.00	415,800							