

LOT 6
IN OR 2137/667
TUPELO PLANTATION PB 7/206

GEIGER JASON & STEPHANIE
33089 TUPELO LN
CALLAHAN, FL 32011

2023

16-1N-24-2090-0006-0000



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	08	SHT VINYL 80
Interior Floo	11	CLAY TILE 20
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	03	Quality Level 03
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	1,870	100	1,870	241,369
FCP	576	25	144	18,587
FOP	30	30	9	1,161
FOP	180	30	54	6,970
FOP	200	30	60	7,744

TOTALS	2,856		2,137	275,832
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		PUD	0.00	0.00	5.50	AC	1.00
2	009605	C	WETLANDS	0		PUD	0.00	0.00	1.60	AC	1.00

REVIEW DATE	02/03/2021	BY	TWX
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,137	110.3480	131.04	280,032	2018	2018	0	0	1.50	98.50
1 SNGL FAM - 100% - 2019 Heated Area: 1870 HX Base Yr 2019											

33089 TUPELO LN, CALLAHAN	BLD DATE	LGL DATE	06/16/2023	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
1	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	2018	2018	3	86	3,715	

TOTAL OB/XF											
3,715											

Total Acres: 7.10	Total Land Value: 110,900	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		303,684	
TOTAL MARKET OB/XF VALUE		3,715	
TOTAL LAND VALUE - MARKET		110,900	
TOTAL MARKET VALUE		418,299	
SOH/AGL Deduction		174,907	
ASSESSED VALUE		243,392	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		193,392	
TOTAL JUST VALUE		418,299	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		337,548	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004671	GARAGE	0	05/06/2019
18008731	CO ISSUED	0	08/27/2018
18002818	NEW CONSTR	241,353	03/19/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2137/0667	7/31/2017	WD	Q	V	01	51,000	
GRANTOR: STULL WILLIAM R JR & GRANTEE: GEIGER JASON & STEP							
1900/0337	1/17/2014	WD	Q	V	02	54,900	
GRANTOR: TUPELO PLANTATION LLC GRANTEE: STULL WILLIAM R JR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=2018] W24 S14 FOP=[YR=2018] W5 BAS=[YR=2018] N4 W22 FOP=[YR=2018] N10 W20 S10 E20\$ W33 S34 E13 FOP=[YR=2018] S6 E30 N6 W30\$ E42 N30\$ S6 E5 N6\$ S10 E24 N24\$.											

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