LOT 9
TUPELO PLANTATION PB 7/206

LENTZ JEFFERY KEITH & TINA M
1074 PEBBLE RIDGE DRIVE
JACKSONVILLE, FL 32220

2023

16-1N-24-2090-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

33041 TUPELO LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	199,500
TOTAL MARKET VALUE	3,794
SOH/AGL Deduction	0
ASSESSED VALUE	3,794
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,794
TOTAL JUST VALUE	199,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2441/0780	3/09/2021	WD	Q	V	02	84,000
GRANTOR: MCDONALD MATTHEW & DI						
GRANTEE: LENTZ JEFFERY KEITH						
2401/0374	10/09/2020	WD	Q	V	01	85,000
GRANTOR: GROSS SCOTT						
GRANTEE: MCDONALD MATTHEW &						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005600	A	TIMBER 3 SI	0		PUD	0.00	0.00	9.10	AC		1.00	1.00	1.00	410.00	410.00	3,731							
2	005900	A	TIMB WETLAND	0		PUD	0.00	0.00	1.40	AC		1.00	1.00	1.00	45.00	45.00	63							
3	009910	M	MKT.VAL.AG	0		PUD	0.00	0.00	10.50	AC		1.00	1.00	1.00	19,000.00	19,000.00	199,500							

REVIEW DATE 06/15/2023 BY MLU Total Acres: 10.50 Total Land Value: 3,794 Market: 199,500 Agricultural: 3,794 Common: 0 PRINTED 08/02/2023 BY SYS