TRACT D {K/A PARK}
PT OR 1879/1981
TUPELO PLANTATION PB 7/206

TUPELO PLANTATION OWNERS ASSOCIATION INC
PO BOX 1987
YULEE, FL 32041

2023

16-1N-24-2090-000D-0000

BUILDING CHARACTERISTICS

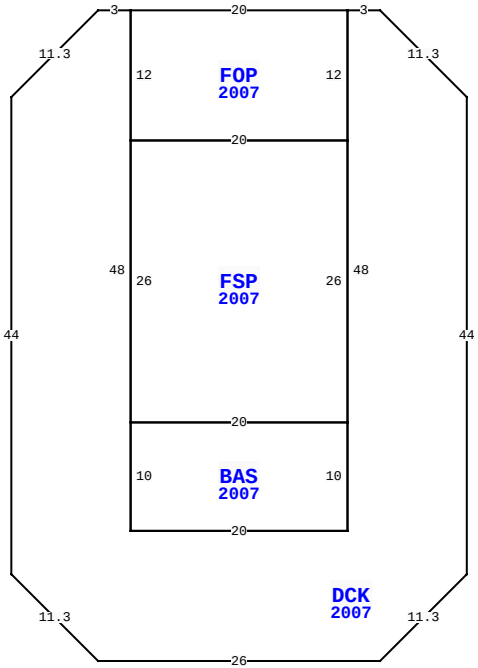
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	06	CUST PANEL 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0005	COMMON S/D LANDS
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100	200	24,749
DCK	1,432	10	143	17,696
FOP	240	30	72	8,909
FSP	520	50	260	32,174
TOTALS	2,392		675	83,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	675	119.0700	133.06	89,816	2007	2007	0	0	0	7.00	93.00

1 CLUB HOUSE – 0% - 0 Heated Area: 200 HX Base Yr



33227 WIREGRASS WAY, CALLAHAN

BLD DATE	11/19/2007 JH	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	100
SOH/AGL Deduction	0
ASSESSED VALUE	100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100
TOTAL JUST VALUE	100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2639/1223	4/18/2023	QC	U	V	11	100
GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: TUPELO PLANTATION O						
1879/1981	9/17/2013	SW	U	V	12	1,200,000
GRANTOR: EVERBANK						
GRANTEE: TUPELO PLANTATION L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W20DCK=[YR=2007] W3 D8 L8 S44 D8 R8 E26 U8 R8 N44 U8 L8 W3S48 W20N48$S12FSP=[YR=2007] S26BAS=[YR=2007] S10E20N10W20$E20N26W20$E20N12$.

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	0811	CONCRETE B	0	0	0	0	642.00	SF	5.20	5.20	100	2007	2007	3	89	2,971	
2	0300	BOAT DCK W	0	0	0	0	866.00	SF	40.00	40.00	100	2007	2007	3	52	18,013	
3	0940	SHEDS/PORT	0	0	0	0	256.00	SF	30.00	30.00	100	2007	2007	3	35	2,688	
4	0820	WOOD WALK	0	0	0	0	823.00	SF	11.75	11.75	100	2007	2007	3	40	3,868	

LAND DESCRIPTION

TOTAL OB/XF 27,540

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	000005	C	COMMON S/D L	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100							

REVIEW DATE 09/26/2018 BY TWA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 08/02/2023 BY SYS