LOT 54
TUPELO PLANTATION PB 7/206

MORROW
34665 MITIGATION TR
CALLAHAN, FL 32011

2023

16-1N-24-2090-0054-0000

BUILDING CHARACTERISTICS

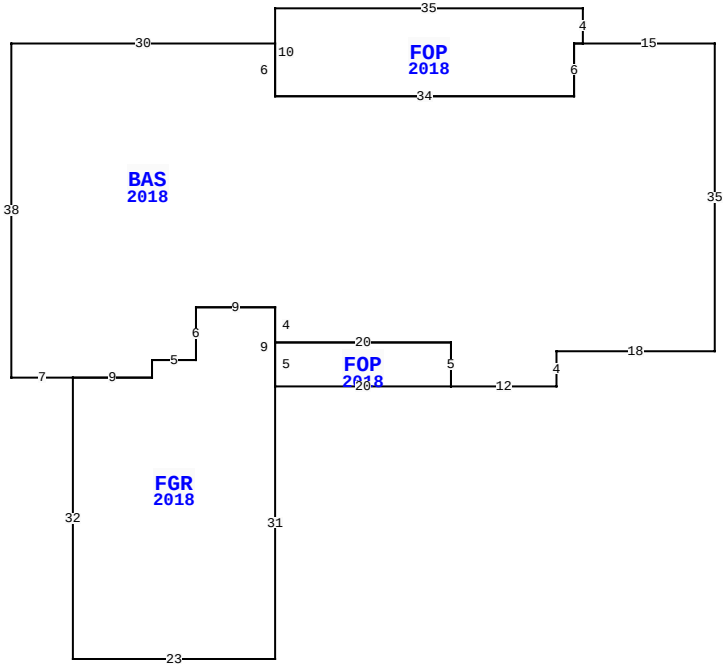
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,632	100	2,632	296,766
FGR	818	55	450	50,739
FOP	100	30	30	3,382
FOP	344	30	103	11,614
TOTALS	3,894		3,215	362,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,215	97.8880	116.24	373,712	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2019 Heated Area: 2632 HX Base Yr 2019



34665 MITIGATION TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		362,501
TOTAL MARKET OB/XF VALUE		42,414
TOTAL LAND VALUE - MARKET		212,000
TOTAL MARKET VALUE		507,515
SOH/AGL Deduction		241,906
ASSESSED VALUE		265,609
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		215,609
TOTAL JUST VALUE		616,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001014	AG BARN	50	01/28/2021
18009769	CO ISSUED	0	09/25/2018
18002773	NEW CONSTR	347,571	03/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	4/18/2022	CN	U	I	11	100
GRANTOR: GOODWIN JENNIFER A/K/						
GRANTEE: MORROW						
9999/9999	3/23/2016	CN	Q	V	01	67,200
GRANTOR: BARR DAVID P ET AL						
GRANTEE: MORROW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W15 FOP=[YR=2018] N4 W35 S10 E34 N6 E1$ W1 S6 W34 N6 W30 S38 E7 FGR=[YR=2018] S32 E23 N31 FOP=[YR=2018] E20 N5 W20 S5$ N9 W9 S6 W5 S2 W9$ E9 N2 E5 N6 E9 S4 E20 S5 E12 N4 E18 N35$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	99	3,465	
2	0811	CONCRETE B	0	100	0	0	932.00	SF	5.20	5.20	100	2018	2018	3	98	4,749	
3	0681	POLE SHED	0	100	60	40	2,400.00	SF	15.00	15.00	100	2020	2020	3	95	34,200	

LAND DESCRIPTION

TOTAL OB/XF 42,414

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	005000	C	RURAL HOME	100		PUD	0.00	0.00	7.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	98,000							
2	005400	A	TIMBER 1 SI	0		PUD	0.00	0.00	2.00	AC		1.00	1.00	1.00	720.00	720.00	1,440							
3	005401	A	TIMB2-1 SI	0		PUD	0.00	0.00	4.00	AC		1.00	1.00	1.00	790.00	790.00	3,160							
4	009910	M	MKT.VAL.AG	0		PUD	0.00	0.00	6.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	114,000							

REVIEW DATE 12/13/2018 BY TW Total Acres: 13.00 Total Land Value: 102,600 Market: 114,000 Agricultural: 4,600 Common: 98,000 PRINTED 08/02/2023 BY SYS