LOT 60
IN OR 2035/437
TUPELO PLANTATION PB 7/206

JONES MYRA W & HORACE IV
33206 BARN OWL DR
CALLAHAN, FL 32011

2023

16-1N-24-2090-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

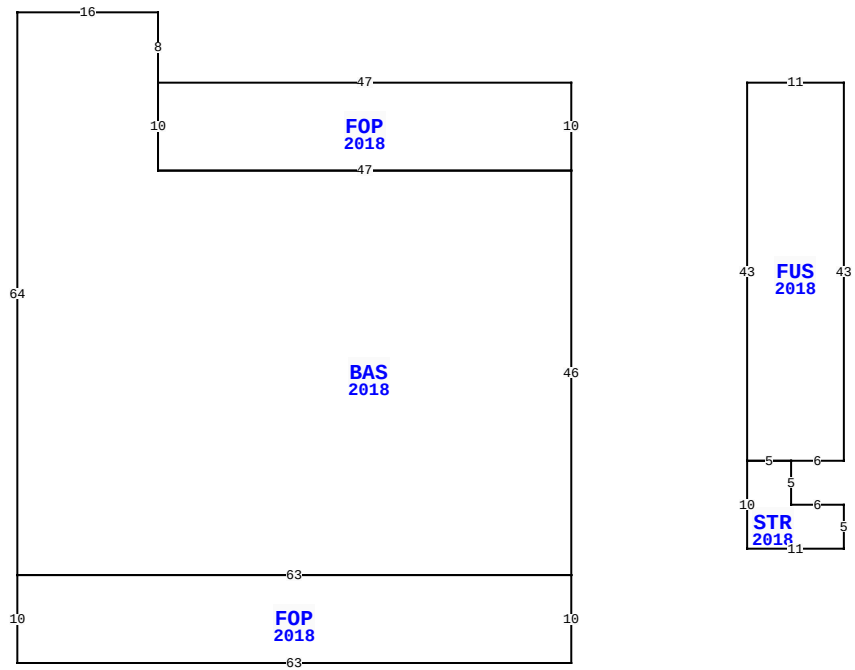
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	3,186	100	3,186	354,962
FOP	470	30	141	15,710
FOP	630	30	189	21,057
FUS	473	100	473	52,698
STR	80	10	8	891
TOTALS	4,839		3,997	445,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,997	95.2470	113.11	452,101	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2019 Heated Area: 3659 HX Base Yr 2019



33206 BARN OWL DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/01/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		467,933
TOTAL MARKET OB/XF VALUE		43,805
TOTAL LAND VALUE - MARKET		153,400
TOTAL MARKET VALUE		665,138
SOH/AGL Deduction		262,129
ASSESSED VALUE		403,009
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		353,009
TOTAL JUST VALUE		665,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		591,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000880	GARAGE	78,246	01/30/2020
18010044	CO ISSUED	0	10/03/2018
18007618	GARAGE	57,360	07/26/2018
17005356	NEW CONSTR	323,639	08/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2035/0437	3/11/2016	WD	Q	V	01	76,000
GRANTOR: BROCK KAYE H						
GRANTEE: JONES MYRA W & HORA						
1420/1940	6/16/2006	WD	Q	V		162,000
GRANTOR: TUPELO PLANTATION DEV						
GRANTEE: BROCK KAYE H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W47 BAS=[YR=2018] N8 W16 S64 FOP=[YR=2018] S10 E63 N10 W63$ E63 N46 W47 N10$ S10 E47 N10$ PTR= E20 FUS=[YR=2018] E11 S43 W6 STR=[YR=2018] S5 E6 S5 W11 N10 E5$ W5 N43$ W20$.

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	100	30	30	900.00	SF	5.20	5.20	100	2020	2020	3	99	4,633	
2	0350	CARPORT WD	0	100	60	54	3,240.00	SF	13.00	13.00	100	2020	2020	3	93	39,172	

LAND DESCRIPTION

TOTAL OB/XF 43,805

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	000115	C	SFR ACRES	100		PUD	0.00	0.00	14.86	AC		1.00	1.00	1.00	10,000.00	10,000.00	148,600							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	1.20	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,800							

REVIEW DATE 07/16/2020 BY TWX Total Acres: 16.06 Total Land Value: 153,400 Market: 0 Agricultural: 0 Common: 153,400 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

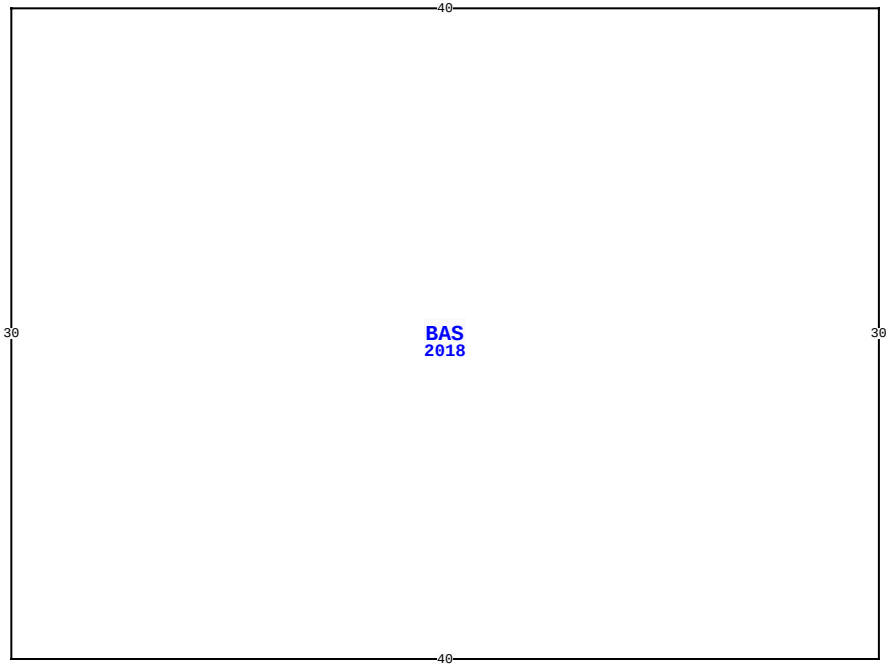
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	22,614
TOTALS	1,200		1,200	22,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	56.0740	19.63	23,556	2018	2018	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2019 Heated Area: 1200 HX Base Yr 2019



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GRANTOR: TUPELO PLANTATION DEV						
GRANTEE: BROCK KAYE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 S30 E40 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/16/2020 BY TWX Total Acres: 16.06 Total Land Value: 153,400 Market: 0 Agricultural: 0 Common: 153,400 PRINTED 08/02/2023 BY SYS