LOT 61
TUPELO PLANTATION PB 7/206

NEIL RON M & JESSICA C
33207 BARN OWL
CALLAHAN, FL 32011

2023

16-1N-24-2090-0061-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

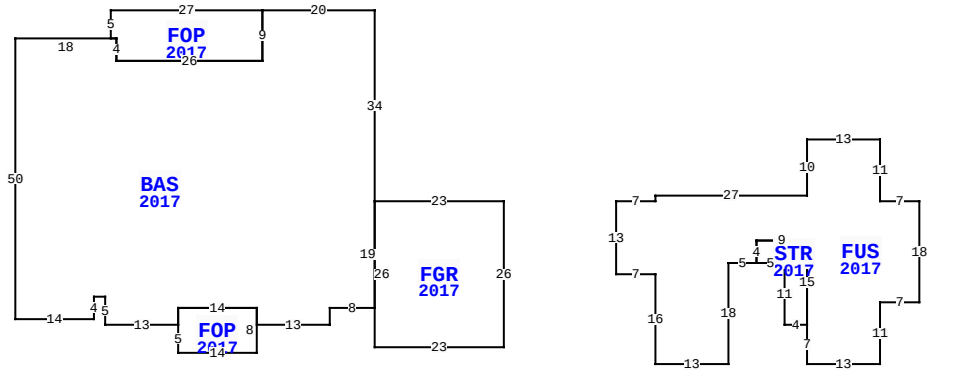
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,170	100	3,170	404,152
FGR	598	55	329	41,945
FOP	112	30	34	4,335
FOP	239	30	72	9,179
FUS	1,259	100	1,259	160,513
STR	80	10	8	1,020
TOTALS	5,458		4,872	621,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,872	92.9574	132.46	645,345	2017	2017	0	0	0	3.75	96.25

1 SFR CUST – 100% - 2022 Heated Area: 4429 HX Base Yr 2022



33207 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		691,133
TOTAL MARKET OB/XF VALUE		65,103
TOTAL LAND VALUE - MARKET		127,200
TOTAL MARKET VALUE		883,436
SOH/AGL Deduction		93,128
ASSESSED VALUE		790,308
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		740,308
TOTAL JUST VALUE		883,436
NCON VALUE		127,590
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		636,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008646	GARAGE	165,268	06/06/2022
22003535	SWIM POOL	55,000	03/04/2022
22003296	XFOB	40,000	03/01/2022
1704097	CO ISSUED	0	05/09/2017
B1632556	NEW CONSTR	502,742	06/30/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2427/1476	1/11/2021	WD	Q	I	01	660,000
GRANTOR: BROOKS JEFFREY W & EL						
GRANTEE: NEIL RON M & JESSIC						
2014/0036	11/09/2015	SW	Q	V	01	65,000
GRANTOR: ANDERSON ROBERT & PAM						
GRANTEE: BROOKS JEFFREY W JR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2017] W23 BAS=[YR=2017] N34 W20 FOP=[YR=2017] W27 S5 E1 S4 E26 N9$ S9 W26 N4 W18 S50 E14 N4 E2 S5 E13 FOP=[YR=2017] S5 E14 N8 W14 S3$ N3 E14 S3 E13 N3 E8 N19$ S26 E23 N26$ PTR= E20 FUS=[YR=2017] E7 N1 E27 N10 E13 S11 E7 S18 W7 S11 W13 N7 STR=[YR=2017] W4 N11 W5 N4 E9 S15$ N15 W9 S4 W5 S18 W13 N16 W7N13$ 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	0940	SHEDS/PORT	0	100	14	10	140.00	SF	30.00	30.00	100	2016	2016	3	78	3,276	
2	0812	CONCRETE C	0	100	0	0	1,089.00	SF	4.00	4.00	100	2017	2017	3	97	4,225	
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2022	2022	3	100	38,250	
4	0830	FLAGSTONE	0	100	0	0	1,446.00	SF	12.00	12.00	100	2022	2022	3	100	17,352	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 65,103

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	8.60	AC		1.00	1.00	1.00	14,000.00	14,000.00	120,400							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	1.70	AC		1.00	1.00	1.00	4,000.00	4,000.00	6,800							

REVIEW DATE 07/26/2022 BY TW Total Acres: 10.30 Total Land Value: 127,200 Market: 0 Agricultural: 0 Common: 127,200 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

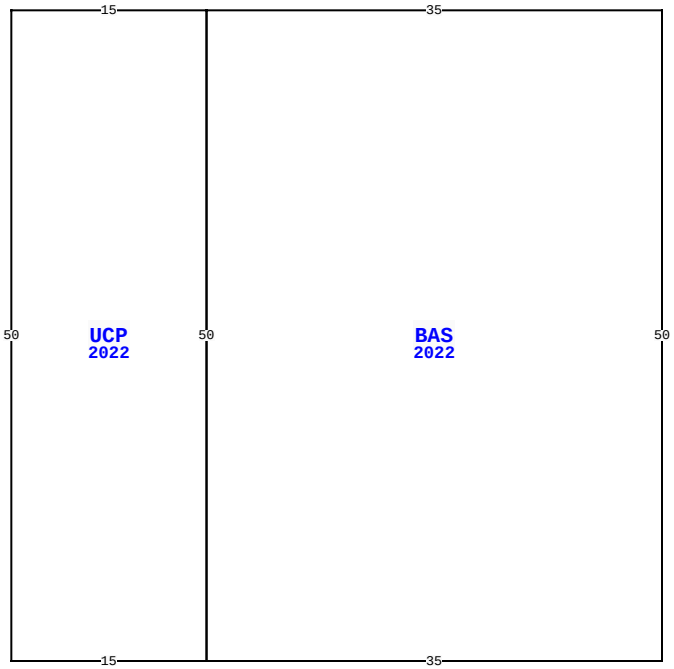
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	01	NONE 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,750	100	1,750	25,555
UCP	750	20	150	2,191
TOTALS	2,500		1,900	27,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,900	42.1400	14.75	28,025	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2022 Heated Area: 1750 HX Base Yr 2022



33207 BARN OWL DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/01/2023 MLU
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VALUATION SUMMARY

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TOTAL EXEMPTION VALUE	HX HB	50,000
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TOTAL JUST VALUE		883,436
NCON VALUE		127,590
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		636,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2427/1476	1/11/2021	WD	Q	I	01	660,000
GRANTOR: BROOKS JEFFREY W & EL						
GRANTEE: NEIL RON M & JESSIC						
2014/0036	11/09/2015	SW	Q	V	01	65,000
GRANTOR: ANDERSON ROBERT & PAM						
GRANTEE: BROOKS JEFFREY W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W35 UCP=[YR=2022] W15 S50 E15 N50$ S50 E35 N50$.

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

REVIEW DATE 07/26/2022 BY TW Total Acres: 10.30 Total Land Value: 127,200 Market: 0 Agricultural: 0 Common: 127,200 PRINTED 08/02/2023 BY SYS

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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	03	Quality Level 03

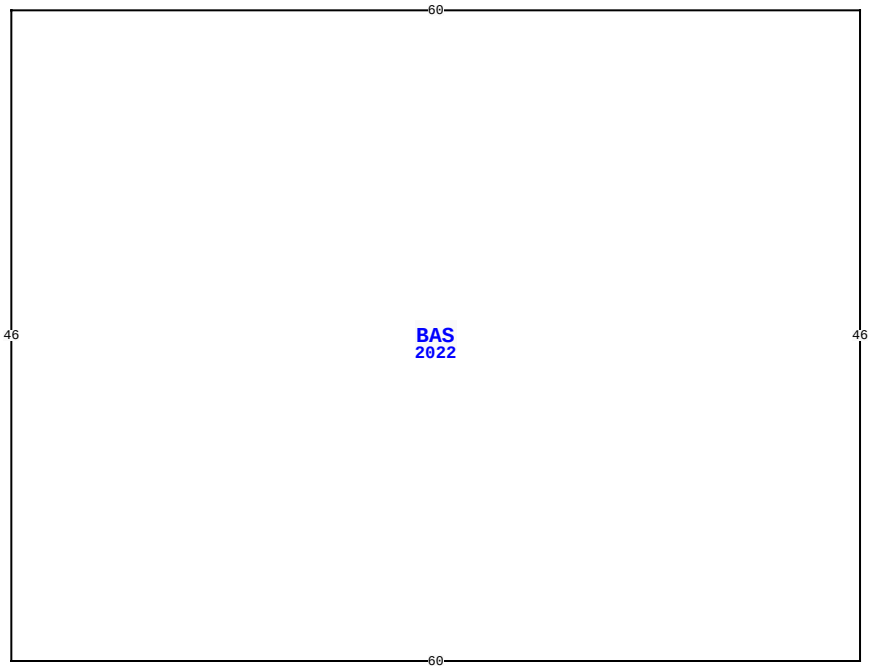
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,760	100	2,760	42,243
TOTALS	2,760		2,760	42,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,760	44.1600	15.46	42,670	2022	2022	0	0	0	1.00	99.00

3 GARAGE RES – 100% - 2022 Heated Area: 2760 HX Base Yr 2022



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GRANTEE: NEIL RON M & JESSIC						
2014/0036	11/09/2015	SW	Q	V	01	65,000
GRANTOR: ANDERSON ROBERT & PAM						
GRANTEE: BROOKS JEFFREY W JR						

33207 BARN OWL DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/01/2023 MLU
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W60 S46 E60 N46$.

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

REVIEW DATE 07/26/2022 BY TW Total Acres: 10.30 Total Land Value: 127,200 Market: 0 Agricultural: 0 Common: 127,200 PRINTED 08/02/2023 BY SYS