

LOT 70
IN OR 2230/310
TUPELO PLANTATION PB 7/206

BLACKBURN THOMAS & THERESA
33230 TUPELO LN
CALLAHAN, FL 32011

2023

16-1N-24-2090-0070-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

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	2,200	100	2,200	281,221
FGR	660	55	363	46,402
FOP	394	30	118	15,084
FOP	576	30	173	22,114
FUS	873	100	873	111,594
STR	68	10	7	895

TOTALS 4,771 3,734 477,309

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
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	100	3,500	
3	0812	CONCRETE C	0 100	0	0	1,985.00	SF	4.00	4.00	100	2021	2021	3	100	7,940	
4	0855	CONC PAVER	0 100	0	0	262.00	SF	10.00	10.00	100	2022	2022	3	100	2,620	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	8.90	AC		1.00	1.00	1.00	14,000.00	14,000.00	124,600							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	7.60	AC		1.00	1.00	1.00	4,000.00	4,000.00	30,400							

REVIEW DATE 01/04/2022 BY TW

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,734	107.7300	127.93	477,691	2021	2021	0	0	0	0.08	99.92

1 SNGL FAM - 100% - 2022

Heated Area: 3073

HX Base Yr 2022

The diagram illustrates a property layout with several distinct areas, each labeled with a code and the year 2021. The areas are defined by black lines representing boundaries and dimensions. The areas are:

- FGR 2021**: A rectangular area on the left with dimensions 30 (left), 22 (bottom), 22 (top), and 5 (right).
- FOP 2021**: A rectangular area at the top center with dimensions 20 (top), 14 (left), 14 (right), and 19 (bottom).
- BAS 2021**: A large central area with dimensions 21 (top-left), 21 (top-right), 31 (right), 7 (bottom-right), 14 (bottom-right), 6 (bottom-right), 8 (bottom-right), 13 (bottom-right), 13 (bottom-right), 8 (bottom-right), 14 (bottom-right), 22 (bottom-left), 9 (bottom-left), 8 (bottom-left), 21 (top-left), and 25 (top-left).
- STR 2021**: A rectangular area on the right with dimensions 12 (top), 10 (top), 23 (top), 13 (right), 9 (right), 13 (right), 4 (bottom), 3 (bottom), 14 (bottom), 19 (bottom), 4 (bottom), 17 (top), and 4 (top).
- FUS 2021**: A rectangular area on the right with dimensions 12 (top), 10 (top), 23 (top), 13 (right), 9 (right), 13 (right), 4 (bottom), 3 (bottom), 14 (bottom), 19 (bottom), 4 (bottom), 17 (top), and 4 (top).

33230 TUPELO LN, CALLAHAN

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

TOTAL OB/XF													14,060											
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LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	8.90	AC		1.00	1.00	1.00	14,000.00	14,000.00	124,600							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	7.60	AC		1.00	1.00	1.00	4,000.00	4,000.00	30,400							

REVIEW DATE 01/04/2022 BY TW Total Acres: 16.50 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 08/02/2023 BY SYS

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VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		537,911
TOTAL MARKET OB/XF VALUE		14,060
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		706,971
SOH/AGL Deduction		81,645
ASSESSED VALUE		625,326
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		575,326
TOTAL JUST VALUE		706,971
NCON VALUE		2,620
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		596,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010372	CO ISSUED	0	08/09/2021
21010197	POLE BARN	110,764	08/04/2021
20013114	NEW CONSTR	443,411	01/04/2021

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2230/0310	9/28/2018	WD	U	V	40	130,000

GRANTOR: MATTHEWS ROBERT F & E

GRANTEE: BLACKBURN THOMAS &

1892/1109 11/25/2013 WD Q V 02 57,000

GRANTOR: TUPELO PLANTATION LLC

GRANTEE: MATTHEWS ROBERT F &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W22 FOP=[YR=2021] N14 W20 S14 E1 S6 E19 N6\$ S6 W19 N6 W21 FGR=[YR=2021] N5 W22 S30 E22 N25 \$ S21 E8 S9 E2 FOP=[YR=2021] S22 E50 N14 W8 S6 W13 N2 W8 S2 W13 N14 W8\$ E8 S14 E13 N2 E8 S2 E13 N6 E8 N7 E2 N31\$ PTR=E20 FUS=[YR=2021] E12 S10 E23 S13 W2 S9 E2 S13 W14 N3 W4 N19 STR=[YR=2021] W17 N4 E17 S4\$ N4 W17 N19\$ W20\$.

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