LOT 71
TUPELO PLANTATION PB 7/206

AKEL FRED C
87485 CREEKSIDE DR
YULEE, FL 32097

2023

16-1N-24-2090-0071-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

33250 TUPELO LN, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	120,600
TOTAL MARKET VALUE	120,600
SOH/AGL Deduction	40,410
ASSESSED VALUE	80,190
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,190
TOTAL JUST VALUE	120,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018779	NEW CONSTR	402,240	12/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2426/0338	1/19/2021	WD	Q	V	01	82,000
GRANTOR: MCKENZIE JAY						
GRANTEE: AKEL FRED C						
2144/0244	8/21/2017	TD	U	V	11	62,000
GRANTOR: 33250 TRUST & ELIAS R						
GRANTEE: MCKENZIE JAY						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	000000	C	VAC RES	0		PUD	0.00	0.00	8.10	AC		1.00	1.00	1.00	14,000.00	14,000.00	113,400							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	1.80	AC		1.00	1.00	1.00	4,000.00	4,000.00	7,200							

REVIEW DATE 06/01/2023 BY MLU Total Acres: 9.90 Total Land Value: 120,600 Market: 0 Agricultural: 0 Common: 120,600 PRINTED 08/02/2023 BY SYS