

LOT 4
IN OR 1901/1079
TUPELO PLANTATION WEST PB 8/17

MORRIS BRYAN A/SIMMONS BRITTANY A
34495 MITIGATION TR
CALLAHAN, FL 32011

2023

17-1N-24-2091-0004-0000



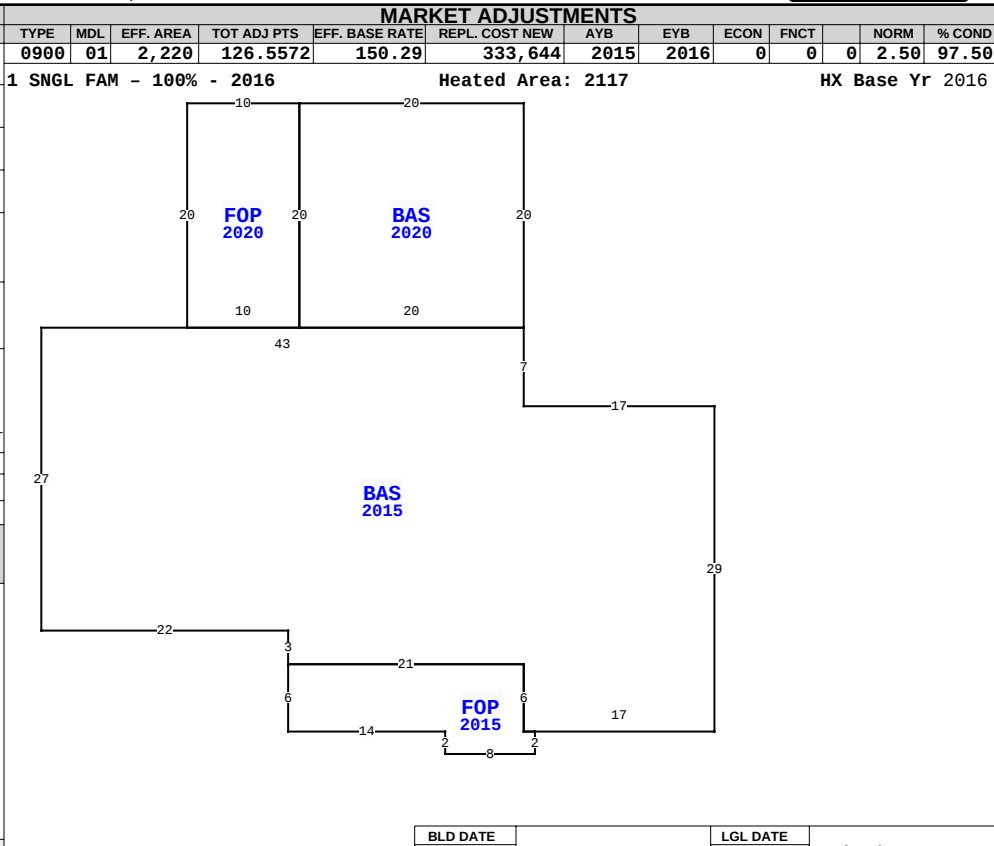
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,717	100	1,717	251,597
BAS	400	100	400	58,613
FOP	142	30	43	6,300
FOP	200	30	60	8,792
TOTALS	2,459		2,220	325,303

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
1	0810	CONCRETE A	0 100	16	3	48.00	SF	6.50	6.50	100	2015	2015	3	96

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
1	000115	C	SFR ACRES	100		PUD	0.00	0.00	3.19	AC		1.00	1.00	1.00
2	009605	C	WETLANDS	0		PUD	0.00	0.00	0.79	AC		1.00	1.00	1.00



TOTAL OB/XF														
300														

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					325,303				
TOTAL MARKET OB/XF VALUE					300				
TOTAL LAND VALUE - MARKET					79,720				
TOTAL MARKET VALUE					405,323				
SOH/AGL Deduction					161,144				
ASSESSED VALUE					244,179				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					194,179				
TOTAL JUST VALUE					405,323				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					311,730				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008907	ADDITION	53,814	09/25/2020
B1632915	XF08 10X16	5,600	08/31/2016
B1530058	C0 ISSUED	0	05/26/2015
B1530058	NEW CONSTR	192,680	03/31/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1901/1079	1/30/2014	WD	Q	V	01	44,900	
GRANTOR: TUPELO PLANTATION LLC							
GRANTEE: MORRIS BRYAN A & BR							
1879/1981	9/17/2013	SW	U	V	12	1,200,000	
GRANTOR: EVERBANK							
GRANTEE: TUPELO PLANTATION L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W17 N7 BAS=[YR=2020] N20 W20 FOP=[YR=2020] W10 S20 E10 N20\$ S20 E20\$ W43 S27 E22 S3 FOP=[YR=2015] S6 E14 S2 E8 N2 W1 N6 W21\$ E21 S6 E17 N29\$.									