LOT 11
IN OR 1899/1483
TUPELO PLANTATION WEST PB 8/17

DUTTON NATHAN J
36002 PUREBREAD CT
CALLAHAN, FL 32011

2023

17-1N-24-2091-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 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	04	Quality Level 04

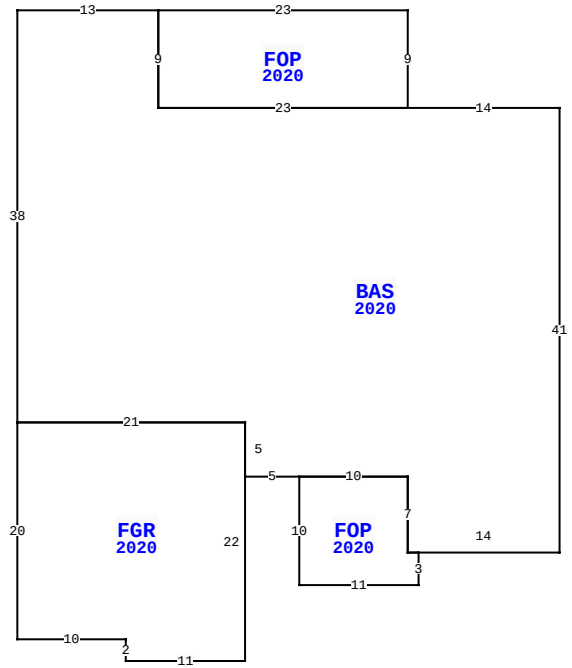
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,810	100	1,810	259,228
FGR	442	55	243	34,802
FOP	103	30	31	4,440
FOP	207	30	62	8,879
TOTALS	2,562		2,146	307,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,146	121.2162	143.94	308,895	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 1810 HX Base Yr 2021



36002 PUREBREAD CT, 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		307,351
TOTAL MARKET OB/XF VALUE		3,665
TOTAL LAND VALUE - MARKET		83,680
TOTAL MARKET VALUE		394,696
SOH/AGL Deduction		141,614
ASSESSED VALUE		253,082
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		203,082
TOTAL JUST VALUE		394,696
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007480	CO ISSUED	0	08/19/2020
20002239	NEW CONSTR	250,331	03/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1899/1483	1/27/2014	WD	Q	V	02	49,900
GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: DUTTON NATHAN J						
1879/1981	9/17/2013	SW	U	V	12	1,200,000
GRANTOR: EVERBANK						
GRANTEE: TUPELO PLANTATION L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FOP=[YR=2020] N9 W23 S9 E23$ W23 N9 W13 S38
FGR=[YR=2020] S20 E10 S2 E11 N22 W21$ E21 S5 E5
FOP=[YR=2020] S10 E11 N3 W1 N7 W10$ E10 S7 E14 N41$.

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	0	0	712.00	SF	5.20	5.20	100	2020	2020	3	99	3,665	

LAND DESCRIPTION

TOTAL OB/XF 3,665

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	3.14	AC		1.00	1.00	1.00	24,000.00	24,000.00	75,360							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	2.08	AC		1.00	1.00	1.00	4,000.00	4,000.00	8,320							

REVIEW DATE 02/03/2021 BY TW Total Acres: 5.22 Total Land Value: 83,680 Market: 0 Agricultural: 0 Common: 83,680 PRINTED 08/02/2023 BY SYS