LOT 16
TUPELO PLANTATION WEST PB 8/17

SATRIANO NICHOLAS G & BRANDY
34390 MITIGATION TRL
CALLAHAN, FL 32011

2023

17-1N-24-2091-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

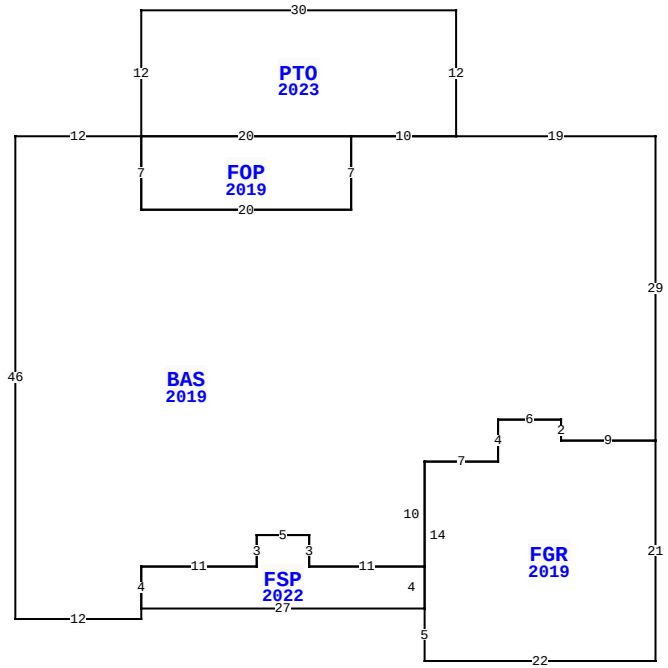
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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	2,144	100	2,144	275,475
FGR	460	55	253	32,507
FOP	140	30	42	5,397
FSP	123	40	49	6,296
PTO	360	5	18	2,312
TOTALS	3,227		2,506	321,987

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,506	109.3440	129.85	325,404	2019	2019	0	0	0	1.05	98.95

1 SNGL FAM – 100% - 2023 Heated Area: 2144 HX Base Yr 2023



34390 MITIGATION TR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		321,987
TOTAL MARKET OB/XF VALUE		40,200
TOTAL LAND VALUE - MARKET		122,530
TOTAL MARKET VALUE		484,717
SOH/AGL Deduction		66,421
ASSESSED VALUE		418,296
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		368,296
TOTAL JUST VALUE		484,717
NCON VALUE		37,581
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002379	CO ISSUED	0	03/11/2019
18008479	NEW CONSTR	279,295	08/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2605/0397	11/30/2022	WD	Q	I	01	625,000
GRANTOR: CATRETT CHRISTOPHER T						
GRANTEE: SATRIANO NICHOLAS G						
2199/1321	5/30/2018	WD	Q	I	01	49,000
GRANTOR: TODD SHAIN L & ANGELA						
GRANTEE: CATRETT CHRISTOPHER						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
2	0810	CONCRETE A	0	100	22	16	352.00	SF	6.50	6.50	100	2019	2019	3	99	2,265	
3	0680	POLE SHED	1	100	60	40	2,400.00	SF	10.00	10.00	100	2023	2022		100	24,000	
4	0811	CONCRETE B	1	100	0	0	802.00	SF	5.20	5.20	100	2023	2022		100	4,170	
5	0911	SCRN RM A	1	100	30	12	360.00	SF	17.50	17.50	100	2023	2022		100	6,300	

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W19 W10 S7 W20 N7 W12 S46 E12 N1 N4 E11 N3 E5 S3 E11 N10 E7 N4 E6 S2 E9 N29 $
FGR=[YR=2019;ORIG=-22,45] S5 E22 N21 W9 N2 W6 S4 W7 S14 $
PTO=[YR=2023;ORIG=-19,-12] W30 S12 E20 E10 N12 $
FOP=[YR=2019;ORIG=-29,0] W20 S7 E20 N7 $
FSP=[YR=2022;ORIG=-49,45] E27 N4 W11 N3 W5 S3 W11 S4 $
.

LAND DESCRIPTION

TOTAL OB/XF 40,200

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	5.67	AC		1.00	1.00	1.00	19,000.00	19,000.00	107,730							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	3.70	AC		1.00	1.00	1.00	4,000.00	4,000.00	14,800							

REVIEW DATE 06/02/2023 BY WWA Total Acres: 9.37 Total Land Value: 122,530 Market: 0 Agricultural: 0 Common: 122,530 PRINTED 08/02/2023 BY SYS