

WOLFE CARRIEANNE
34424 MITIGATION TRAIL
CALLAHAN, FL 32011

17-1N-24-2091-0018-0000

[illegible]

LOT 18
IN OR 2193/1573
TUPELO PLANTATION WEST PB 8/17

WOLFE CARRIEANNE
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CALLAHAN, FL 32011

2023

17-1N-24-2091-0018-0000



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		25	MOD METAL 100	
Roof Structure		03	GABLE/HIP 100	
Roof Cover		12	MODULAR MT 100	
Interior Wall			N/A 100	
Interior Floor		03	CONC FINSH 100	
Air Condition		99	N/A 100	
Heating Type			N/A 100	
Bedrooms			0 100	
Bathrooms			0 100	
Frame		03	MASONRY 100	
Stories		0	0 100	
Units			0 100	
Occupancy		00	NONE 100	
Quality		06	Quality Level 06	
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	1,040	100	1,040	20,176
TOTALS	1,040		1,040	20,176

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	1,040	57.1320	20.00	20,800	2019	2019	0	0	3.00	97.00
2 GARAGE RES - 100% - 2020 Heated Area: 1040 HX Base Yr 2020											
26 40 26 40											
BAS 2019											
34424 MITIGATION TR, CALLAHAN											

NASSAU COUNTY PROPERTY										PAGE 2 of 2		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE										345,481		
TOTAL MARKET OB/XF VALUE										1,538		
TOTAL LAND VALUE - MARKET										116,600		
TOTAL MARKET VALUE										463,619		
SOH/AGL Deduction										169,534		
ASSESSED VALUE										294,085		
TOTAL EXEMPTION VALUE					HX HB					50,000		
BASE TAXABLE VALUE										244,085		
TOTAL JUST VALUE										463,619		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										359,818		