LOT 19
TUPELO PLANTATION WEST PB 8/17

DEW HARRISON D & NICOLE M
5329 POND VIEW DR
JACKSONVILLE, FL 32258

2023

17-1N-24-2091-0019-0000

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

35051 HEARTHSTONE WAY, 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	79,200
TOTAL MARKET VALUE	79,200
SOH/AGL Deduction	24,968
ASSESSED VALUE	54,232
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,232
TOTAL JUST VALUE	79,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018109	NEW CONSTR	594,140	12/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2414/0397	10/01/2020	WD	Q	V	01	50,500
GRANTOR: CHAMBERS JOHN G						
GRANTEE: DEW HARRISON D & NI						
1906/1996	2/19/2014	WD	Q	V	01	43,900
GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: CHAMBERS JOHN G						

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	2.96	AC		1.00	1.00	1.00	24,000.00	24,000.00	71,040							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	2.04	AC		1.00	1.00	1.00	4,000.00	4,000.00	8,160							

REVIEW DATE 06/01/2023 BY MLU Total Acres: 5.00 Total Land Value: 79,200 Market: 0 Agricultural: 0 Common: 79,200 PRINTED 08/02/2023 BY SYS