LOT 20
IN OR 2244/880
TUPELO PLANTATION WEST PB 8/17

PETERSON LAURENS III & APRIL
35039 HEARTHSTONE WAY
CALLAHAN, FL 32011

2023

17-1N-24-2091-0020-0000

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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

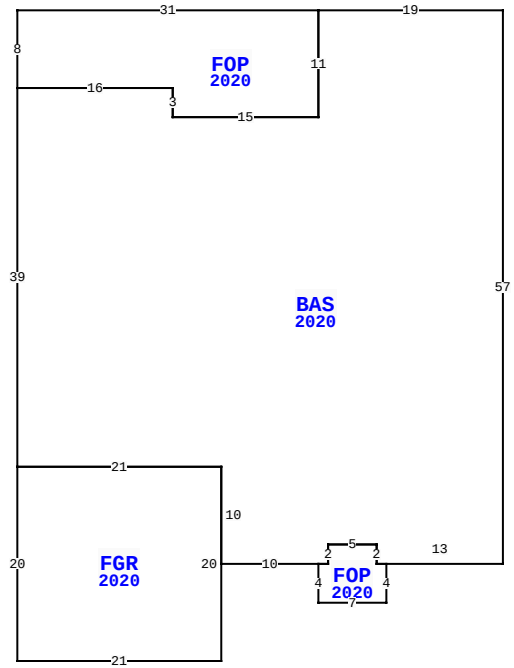
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,337	100	2,337	327,892
FGR	420	55	231	32,410
FOP	38	30	11	1,543
FOP	293	30	88	12,347
TOTALS	3,088		2,667	374,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,667	118.7424	141.01	376,074	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 2337 HX Base Yr 2021



35039 HEARTHSTONE WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/01/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		391,011
TOTAL MARKET OB/XF VALUE		4,721
TOTAL LAND VALUE - MARKET		71,560
TOTAL MARKET VALUE		467,292
SOH/AGL Deduction		195,458
ASSESSED VALUE		271,834
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		221,834
TOTAL JUST VALUE		467,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001604	GARAGE	57,477	02/21/2020
20000146	NEW CONSTR	312,695	01/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2244/0880	12/17/2018	WD	Q	V	02	47,000
GRANTOR: ROBBINS TODD & SHARON						
GRANTEE: PETERSON LAURENS II						
1901/1018	1/21/2014	WD	Q	V	01	44,900
GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: ROBBINS TODD & SHAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W19 FOP=[YR=2020] W31 S8 E16 S3 E15 N11$ S11 W15 N3 W16 S39 FGR=[YR=2020] S20 E21 N20 W21$ E21 S10 E10 FOP=[YR=2020] S4 E7 N4 W1 N2 W5 S2 W1$ E1 N2 E5 S2 E13 N57$.

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	917.00	SF	5.20	5.20	100	2020	2020	3	99	4,721	

LAND DESCRIPTION

TOTAL OB/XF 4,721

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	2.51	AC		1.00	1.00	1.00	24,000.00	24,000.00	60,240							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	2.83	AC		1.00	1.00	1.00	4,000.00	4,000.00	11,320							

REVIEW DATE 07/20/2020 BY TW Total Acres: 5.34 Total Land Value: 71,560 Market: 0 Agricultural: 0 Common: 71,560 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

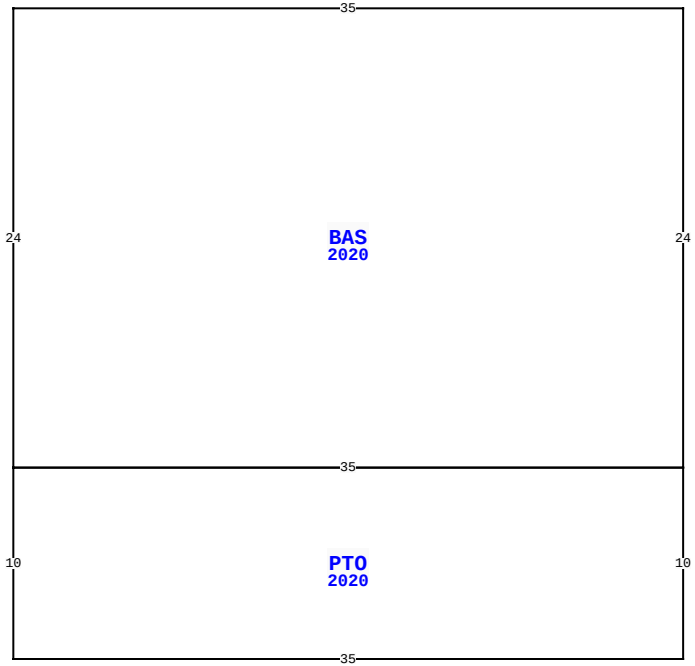
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	16,464
PTO	350	5	18	353
TOTALS	1,190		858	16,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	858	57.1320	20.00	17,160	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2021 Heated Area: 840 HX Base Yr 2021



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GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: ROBBINS TODD & SHAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W35 S24 PTO=[YR=2020] S10 E35 N10 W35$ E35 N24$.

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

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