LOT 22
TUPELO PLANTATION WEST PB 8/17

JOHNSON JUSTIN & BRITTNEY
35015 HEARTHSTONE WAY
CALLAHAN, FL 32011

2023

17-1N-24-2091-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 80
Interior Wall	05	DRYWALL 20
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

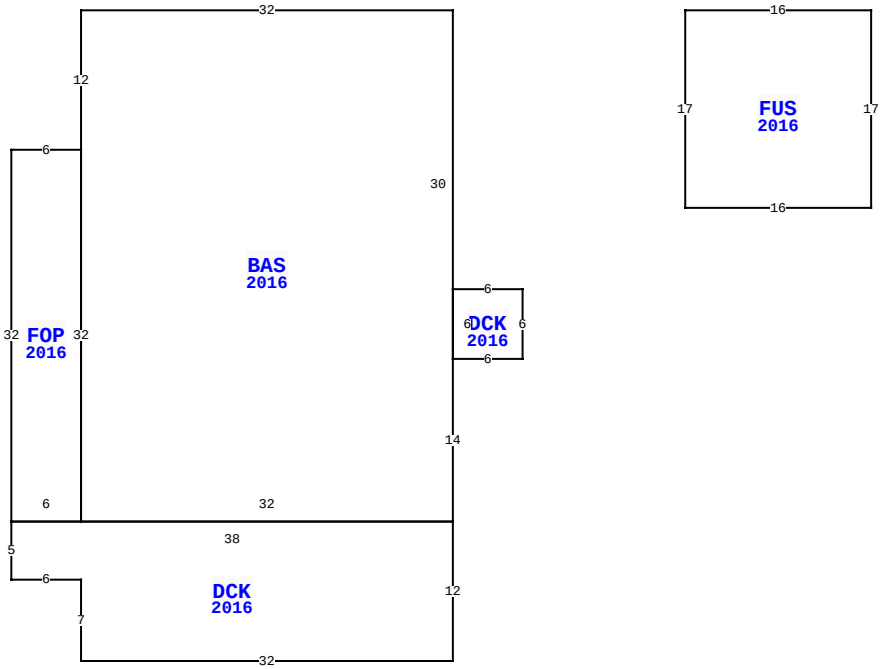
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	1,408	209,125
DCK	36	10	4	594
DCK	414	10	41	6,090
FOP	192	30	58	8,615
FUS	272	100	272	40,400
TOTALS	2,322		1,783	264,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,783	128.9400	153.12	273,013	2016	2016	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2021 Heated Area: 1680 HX Base Yr 2021



35015 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		264,823
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		84,840
TOTAL MARKET VALUE		349,663
SOH/AGL Deduction		132,091
ASSESSED VALUE		217,572
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		167,572
TOTAL JUST VALUE		349,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429515	CO ISSUED	0	02/17/2016
B1429515	NEW CONSTR	199,848	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2293/1532	7/10/2019	WD	Q	I	01	256,000
GRANTOR: MACKENZIE DONALD D &						
GRANTEE: JOHNSON JUSTIN & BR						
1901/1036	1/17/2014	WD	Q	V	01	45,600
GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: MACKENZIE DONALD D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W32 S12 FOP=[YR=2016] W6 S32 DCK=[YR=2016] S5 E6 S7 E32 N12 W38$ E6 N32$ S32 E32 N14 DCK=[YR=2016] E6 N6 W6 S6$ N30$ PTR= E20 FUS=[YR=2016] E16 S17 W16 N17$ W20$.

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	000115	C	SFR ACRES	100		PUD	0.00	0.00	3.22	AC		1.00	1.00	1.00	24,000.00	24,000.00	77,280							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	1.89	AC		1.00	1.00	1.00	4,000.00	4,000.00	7,560							

REVIEW DATE 01/03/2020 BY TW Total Acres: 5.11 Total Land Value: 84,840 Market: 0 Agricultural: 0 Common: 84,840 PRINTED 08/02/2023 BY SYS