LOT 29
TUPELO PLANTATION WEST PB 8/17

FERRO STEVEN & LINDA K L/E/KOZLOWSKI DEREK
34480 MITIGATION TRL
CALLAHAN, FL 32011

2023

17-1N-24-2091-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

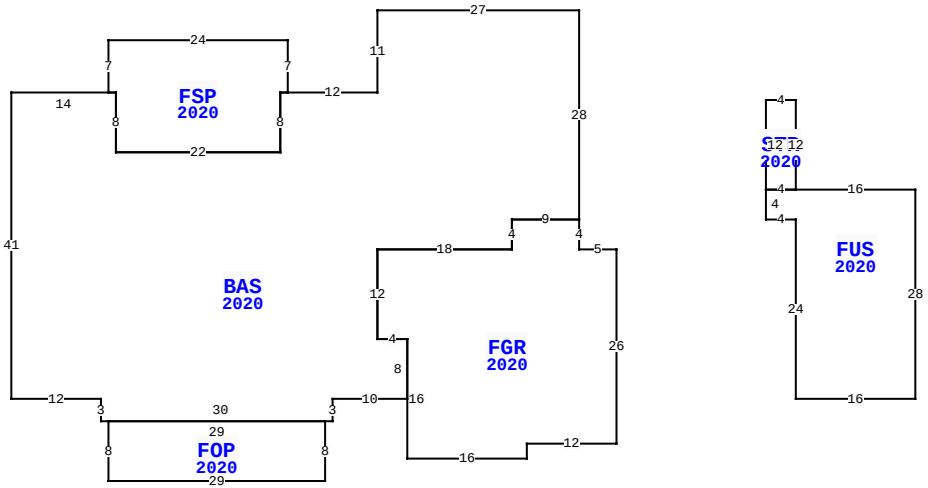
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,786	100	2,786	336,280
FGR	844	55	464	56,007
FOP	232	30	70	8,450
FSP	344	40	138	16,657
FUS	464	100	464	56,007
STR	48	10	5	604
TOTALS	4,718		3,927	474,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,927	102.1545	121.31	476,384	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 3250 HX Base Yr 2021



34480 MITIGATION TR, 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		512,079
TOTAL MARKET OB/XF VALUE		8,506
TOTAL LAND VALUE - MARKET		95,520
TOTAL MARKET VALUE		616,105
SOH/AGL Deduction		279,064
ASSESSED VALUE		337,041
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		287,041
TOTAL JUST VALUE		616,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006238	CO ISSUED		05/15/2023
19010593	NEW CONSTR	479,825	10/07/2019
19010594	GARAGE	39,032	10/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/1217	4/05/2023	QC	U	I	11	100
GRANTOR: FERRO STEVEN E & LIND						
GRANTEE: KOZLOWSKI DEREK S						
2228/0952	10/01/2018	WD	Q	V	02	42,000
GRANTOR: DELLA ROCCO THOMAS S						
GRANTEE: FERRO STEVEN & LIND						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W5 N4 BAS=[YR=2020] N28 W27 S11 W12 FSP=[YR=2020] N7 W24 S7 E1 S8 E22 N8 E1$ W1 S8 W22 N8 W14 S41 E12 S3 E1 FOP=[YR=2020] S8 E29 N8 W29$ E30 N3 E10 N8 W4 N12 E18 N4 E9$ W9 S4 W18 S12 E4 S16 E16 N2 E12 N26$ PTR= E20 N20 STR=[YR=2020] E4 S12 FUS=[YR=2020] E16 S28 W16 N24 W4 N4 E4$ W4 N12$ S20 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
1	0812	CONCRETE C	0	100	0	0	1,273.00	SF	4.00	4.00	100	2020	2020	3	99	5,041	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 8,506

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	3.98	AC		1.00	1.00	1.00	24,000.00	24,000.00	95,520							

REVIEW DATE 07/20/2020 BY TW Total Acres: 3.98 Total Land Value: 95,520 Market: 0 Agricultural: 0 Common: 95,520 PRINTED 08/02/2023 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

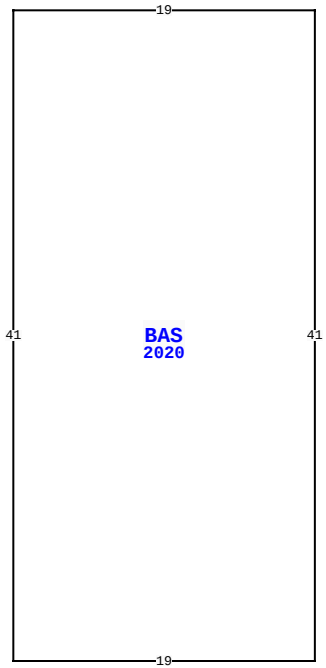
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	779	100	779	38,077
TOTALS	779		779	38,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
6500	01	779	101.2000	35.42	27,592	2020	2020	0	0	138	2.00	138.00

2 GARAGE RES – 100% - 2021 Heated Area: 779 HX Base Yr 2021



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GRANTOR: DELLA ROCCO THOMAS S						
GRANTEE: FERRO STEVEN & LIND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W19 S41 E19 N41$.

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

REVIEW DATE 07/20/2020 BY TW Total Acres: 3.98 Total Land Value: 95,520 Market: 0 Agricultural: 0 Common: 95,520 PRINTED 08/02/2023 BY SYS