

LOT 4
IN OR 1806/369
ESMT OR 1479/1347

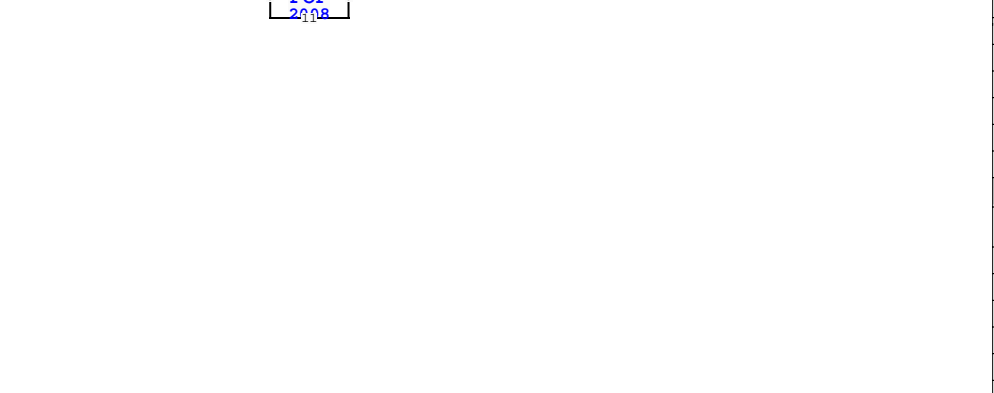
RIDDLE RYAN & MICHELE
33167 TUPELO LN
CALLAHAN, FL 32011

2024

16-1N-24-2090-0004-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	20 FACE BRICK 90
Exterior Wall	05 AVERAGE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,370	103.5920	155.39	523,664	2008	2008	0	0	10.83	89.17
1 SFR CUST - 100% - 2013 Heated Area: 2954 HX Base Yr 2013											



Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	09			
NEIGHBORHOOD/LOC	9013.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,958	100	1,958	271,303
FGR	462	55	254	35,195
FOP	66	30	20	2,771
FOP	472	30	142	19,675
FUS	996	100	996	138,007
TOTALS	3,954		3,370	466,951

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			466,951
TOTAL MARKET OB/XF VALUE			57,083
TOTAL LAND VALUE - MARKET			212,750
TOTAL MARKET VALUE			736,784
SOH/AGL Deduction			441,040
ASSESSED VALUE			295,744
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			245,744
TOTAL JUST VALUE			736,784
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			904,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001371	XFOB	40,176	02/21/2017
P164185	SWIM POOL	69,938	12/01/2016
E19862	ELEC OTHER	2,650	08/01/2007
M13160	MECH OTHER	0	08/01/2007
C20018	CO ISSUED	274,428	06/01/2007
B20018	NEW CONSTR	274,428	06/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1806/0369	7/10/2012	WD	Q	I	02	325,000
GRANTOR: HARRIS JOHN G JR & HE						
GRANTEE: RIDDLE RYAN & MICHE						
1469/0605	1/03/2007	WD	U	V	21	310,000
GRANTOR: TUPELO PLANTATION DEV						
GRANTEE: HARRIS JOHN G JR &						

EXTRA FEATURES																
L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	2008	2008	3	92	3,220	
2	0845	KOOL DECK	0	100	0	0	1,456.00	SF	7.25	100	2017	2017	3	97	10,239	
3	0866	POOL FIBER	0	100	0	0	374.00	SF	72.00	100	2017	2017	3	78	21,004	
4	0910	SCRN RM L	0	100	60	30	1,800.00	SF	15.00	100	2017	2017	3	78	21,060	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	100	2017	2017	3	78	1,560	

33167 TUPELO LN, CALLAHAN		BLD DATE	12/13/2008	JH	LGL DATE	
		XF DATE			LAND DATE	03/28/2024
		INC DATE			AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008] W18 FOP=[YR=2008] N9 W60 S9 E22 N2 E34 S2 E4\$ W4 N2 W34 S2 W22 S29 E22 S2 E11 S2 FOP=[YR=2008] S6 E11 N6 W11\$ E11 N2 E12 N2 FGR=[YR=2008] E22 N21 W22 S21\$ N21 E22 N8\$ PTR=E15 FUS=[YR=2008] E34 S34 W12 N16 W10 S16 W12 N34\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF															57,083							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	17.80	AC		1.00	1.00	1.00	10,000.00	10,000.00	178,000							
2	009605	C	WETLANDS	100		PUD			13.90	AC		1.00	1.00	1.00	2,500.00	2,500.00	34,750							