LOT 23
TUPELO PLANTATION PB 7/206
ESMT IN OR 2647-67

BOREE MARY ANN & MICHAEL ALAN
33314 WIREGRASS WAY
CALLAHAN, FL 32011

2024

16-1N-24-2090-0023-0000

BUILDING CHARACTERISTICS

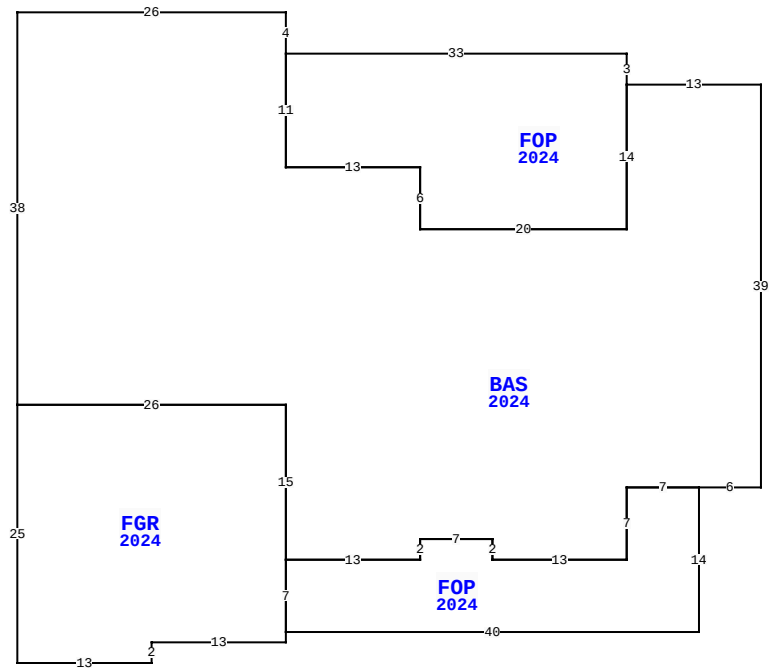
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
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	2,615	100	2,615	360,504
FGR	624	55	343	47,286
FOP	343	30	103	14,200
FOP	483	30	145	19,990
TOTALS	4,065		3,206	441,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,206	91.9080	137.86	441,979	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2024 Heated Area: 2615 HX Base Yr



33314 WIREGRASS WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/01/2024 DC
INC DATE		AG DATE	04/01/2024 DC

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	478,877
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	152,400
TOTAL MARKET VALUE	634,777
SOH/AGL Deduction	63,920
ASSESSED VALUE	570,857
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	570,857
TOTAL JUST VALUE	634,777
NCON VALUE	482,377
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230002935	CO ISSUED		01/03/2024
230010550	GARAGE	139,608	08/16/2023
230005644	NEW SFR	507,838	05/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2622/0149	12/12/2022	WD	Q	V	01	70,000
GRANTOR: VENKIT LAKSHMI IYER L						
GRANTEE: BOREE MARY ANN & MI						
1859/1230	4/22/2013	WD	U	V	30	100
GRANTOR: IYER VENKIT S & LAKSH						
GRANTEE: VENKIT LAKSHMI IYER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=143,-11] W13 S14 W20 N6 W13 N11 N4 W26 S38 E26 S15 E13 N2 E7 S2 E13 N7 E7 E6 N39 $
FGR=[YR=2024;ORIG=71,20] E26 S15 S7 S1 W13 S2 W13 N25 $
FOP=[YR=2024;ORIG=97,-14] E33 S3 S14 W20 N6 W13 N11 $
FOP=[YR=2024;ORIG=97,35] E13 N2 E7 S2 E13 N7 E7 S14 W40 N7 $
.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	0		PUD	0.00	0.00	8.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	144,000							
2	009605	C	WETLANDS	0		PUD			4.20	AC		1.00	1.00	1.00	2,000.00	2,000.00	8,400							

REVIEW DATE 04/01/2024 BY DC Total Acres: 12.20 Total Land Value: 152,400 Market: 0 Agricultural: 0 Common: 152,400 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

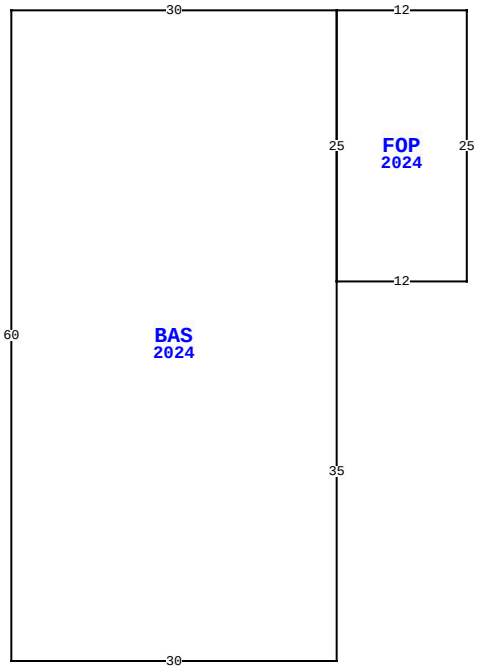
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	35,141
FOP	300	30	90	1,757
TOTALS	2,100		1,890	36,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,890	56.3500	19.72	37,271	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 0% - 2024 Heated Area: 1800 HX Base Yr



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GRANTOR: VENKIT LAKSHMI IYER L						
GRANTEE: BOREE MARY ANN & MI						
1859/1230	4/22/2013	WD	U	V	30	100
GRANTOR: IYER VENKIT S & LAKSH						
GRANTEE: VENKIT LAKSHMI IYER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,0] E30 S25 S35 W30 N60 $
FOP=[YR=2024;ORIG=80,0] E12 S25 W12 N25 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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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