

LOT 37
TUPELO PLANTATION PB 7/206
UTIL ESMT IN OR 2373-1207

SOWERS ASHLEY NICOLE
34902 STEEPLE CHASE WAY
CALLAHAN, FL 32011

2024

16-1N-24-2090-0037-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	0	100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	9013.00	09

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,672	100	1,672	262,406
FGR	756	55	416	65,288
FOP	54	30	16	2,511
FOP	220	30	66	10,358
FSP	200	40	80	12,555
FUS	1,123	100	1,123	176,245
STR	52	10	5	785
TOTALS	4,077		3,378	530,148

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	684.00	SF	5.20
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		PUD	0.00	0.00	8.60
2	009605	C	WETLANDS	100		PUD	0.00	0.00	8.20

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,378	105.1560	157.73	532,812	2021	2021	0	0	0.50	99.50
2 SFR CUST - 100% - 2023											
Heated Area: 2795											
HX Base Yr 2023											

34902 STEEPLE CHASE WAY, CALLAHAN	BLD DATE	LGL DATE	03/28/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE			565,918
TOTAL MARKET OB/XF VALUE			5,501
TOTAL LAND VALUE - MARKET			171,200
TOTAL MARKET VALUE			742,619
SOH/AGL Deduction			35,003
ASSESSED VALUE			707,616
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			657,616
TOTAL JUST VALUE			742,619
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			687,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016772	CO ISSUED	0	12/03/2021
19009781	GARAGE	93,561	09/17/2019
19001236	NEW CONSTR	375,386	02/08/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2650/1567	6/24/2023	QC	U	I	11
GRANTOR: LANGSTON BENJAMIN J &					
GRANTEE: LANGSTON ASHLEY NIC					
2189/0075	4/06/2018	WD	Q	V	01
GRANTOR: ALLAN DAVID G & SANDR					
GRANTEE: LANGSTON BENJAMIN J					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W16 N5 W11 FSP=[YR=2021] N5 W21 S5 E1 S5 E19 N5 E1\$ W1 S5 W19 N5 W14 S35 E12 FOP=[YR=2021] S4 E25 FGR=[YR=2021] S17 E27 N28 W27 S11\$ N11 W3 S3 W16 N3 W5 S7 W1 \$ E1 N7 E5 S3 E16 N3 E27 N4 FOP=[YR=2021] E6 N9 W6 S9\$ N19\$ PTR= E20 FUS=[YR=2021] E9 N7 E10 S7 E9 STR=[YR=2021] N13 E4 S13 W4\$ E4 N13 E24 S12 W5 S17 W23 N5 W9 S7 W10 N7 W9 N11\$ W20\$.									

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ELEMENT	CD	CONSTRUCTION		
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Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall		N/A 100		
Interior Floor	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		0 100		
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	1,920	100	1,920	33,436
UCP	672	20	134	2,334
TOTALS	2,592		2,054	35,770

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	2,054	51.8420	18.14	37,260	2019	2019	0	0	4.00	96.00
3 GARAGE RES - 100% - 2023						Heated Area: 1920		HX Base Yr 2023			
48 BAS 2019 48 UCP 2019 40 14 40 14											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2024
			MLU

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INCOME VALUE												
PREVIOUS YEAR MKT VALUE										687,006		