LOT 39
TUPELO PLANTATION PB 7/206
ESMT IN OR 2403-1871

SWANK SAMUEL COREY & MICHELLE
34979 STEEPLE CHASE
CALLAHAN, FL 32011

2024

16-1N-24-2090-0039-0000

BUILDING CHARACTERISTICS

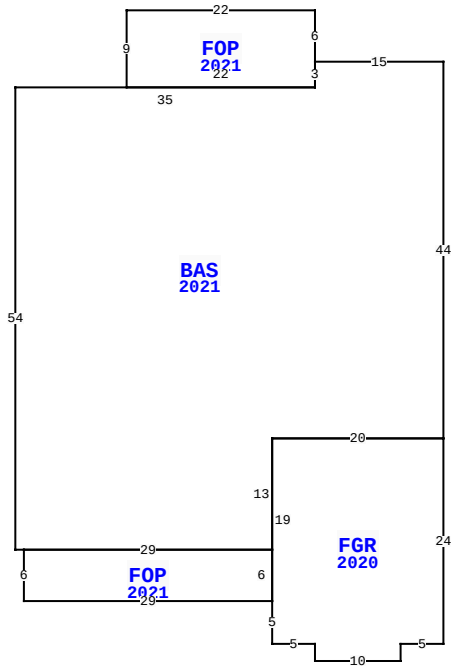
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 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	2,485	100	2,485	345,764
FGR	500	55	275	38,264
FOP	174	30	52	7,236
FOP	198	30	59	8,210
TOTALS	3,357		2,871	399,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,871	93.2292	139.84	401,481	2021	2021	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2022 Heated Area: 2485 HX Base Yr 2022



34979 STEEPLE CHASE WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		436,459
TOTAL MARKET OB/XF VALUE		5,401
TOTAL LAND VALUE - MARKET		208,800
TOTAL MARKET VALUE		650,660
SOH/AGL Deduction		174,323
ASSESSED VALUE		476,337
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		426,337
TOTAL JUST VALUE		650,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003997	CO ISSUED	0	04/01/2021
21003885	GARAGE	30,622	03/30/2021
20007524	NEW CONSTR	337,075	08/20/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2367/1580	6/11/2020	QC	U	V	11	100
GRANTOR: CARR WILLIAM I & LIND						
GRANTEE: SWANK SAMUEL COREY						
2101/1239	2/13/2017	WD	Q	V	02	72,000
GRANTOR: NELSON DANA D & JOSHU						
GRANTEE: CARR WILLIAM I & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FOP=[YR=2021] N6 W22 S9 E22 N3$ S3 W35 S54 E1 FOP=[YR=2021] S6 E29 FGR=[YR=2020] S5 E5 S2 E10 N2 E5 N24 W20 S19$ N6 W29$ E29 N13 E20 N44$.

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	1,364.00	SF	4.00	4.00	100	2021	2021	3	99	5,401	

LAND DESCRIPTION

TOTAL OB/XF 5,401

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	10.60	AC		1.00	1.00	1.00	18,000.00	18,000.00	190,800							
2	009605	C	WETLANDS	100		PUD	0.00	0.00	6.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	18,000							

REVIEW DATE 01/04/2022 BY TWX Total Acres: 16.60 Total Land Value: 208,800 Market: 0 Agricultural: 0 Common: 208,800 PRINTED 08/06/2024 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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	03	Quality Level 03

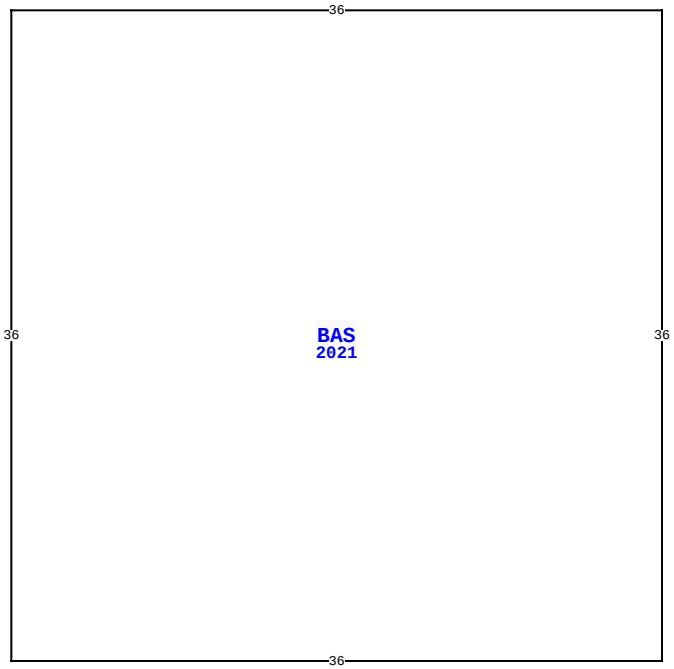
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	36,985
TOTALS	1,296		1,296	36,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,296	83.2000	29.12	37,740	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2022 Heated Area: 1296 HX Base Yr 2022



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GRANTOR: NELSON DANA D & JOSHU						
GRANTEE: CARR WILLIAM I & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W36 S36 E36 N36$.

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 01/04/2022 BY TWX Total Acres: 16.60 Total Land Value: 208,800 Market: 0 Agricultural: 0 Common: 208,800 PRINTED 08/06/2024 BY SYS