LOT 41
TUPELO PLANTATION PB 7/206

KOVAR RUSSELL A & NATASHA NICHOLLE
27 RED TWIGG WAY
ST AUGUSTINE, FL 32092

2024

16-1N-24-2090-0041-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

34883 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	149,800
TOTAL MARKET VALUE	149,800
SOH/AGL Deduction	0
ASSESSED VALUE	149,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,800
TOTAL JUST VALUE	149,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2716/1664	6/04/2024	WD	Q	V	01	250,000
GRANTOR: GARRISON MATTHEW & CH						
GRANTEE: KOVAR RUSSELL A & N						
2626/0074	3/08/2023	WD	Q	V	02	170,000
GRANTOR: DEFEE ANTHONY H & LIN						
GRANTEE: GARRISON MATTHEW W						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	000000	C	VAC RES	0		PUD	0.00	0.00	6.70	AC		1.00	1.00	1.00	20,000.00	20,000.00	134,000							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	7.90	AC		1.00	1.00	1.00	2,000.00	2,000.00	15,800							

REVIEW DATE 03/28/2024 BY MLU Total Acres: 14.60 Total Land Value: 149,800 Market: 0 Agricultural: 0 Common: 149,800 PRINTED 08/06/2024 BY SYS