

LOT 42
TUPELO PLANTATION PB 7/206
ESMT IN OR 2616-525

JOHNSON BOBBY
34831 STEEPLE CHASE WAY
CALLAHAN, FL 32011

2024

16-1N-24-2090-0042-0000



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 70
Interior Floo	14	CARPET 30
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 04 Quality Level 04
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 09

NEIGHBORHOOD/LOC 9013.00

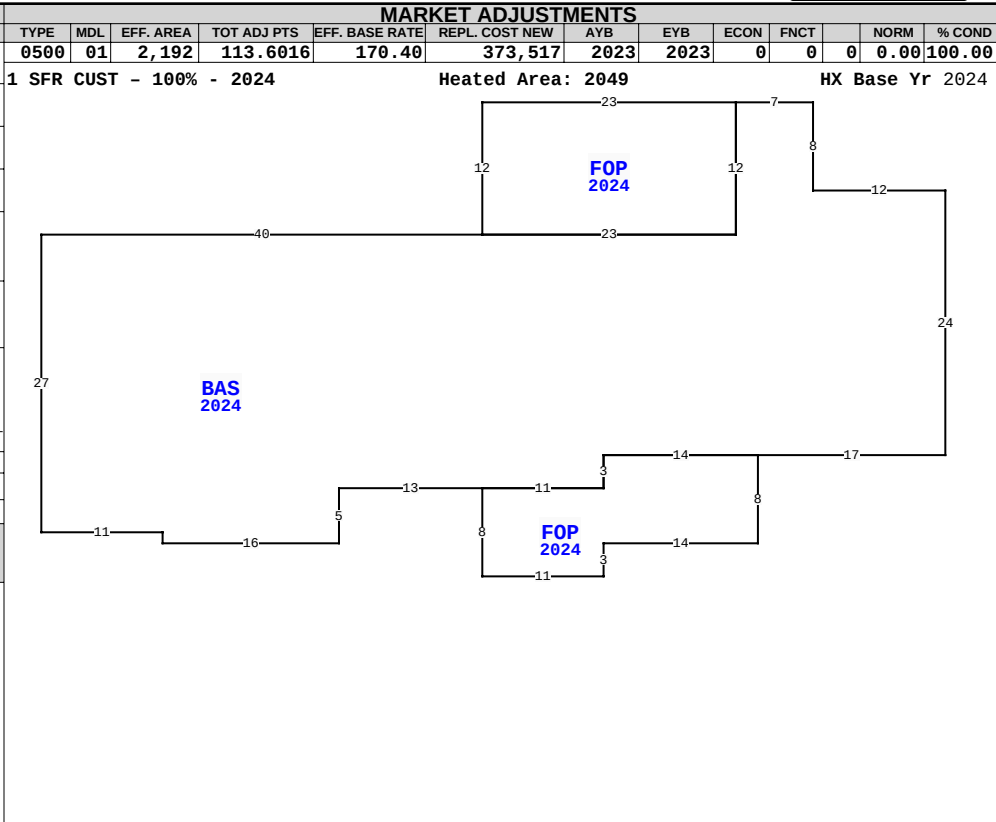
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,049	100	2,049	349,150
FOP	200	30	60	10,224
FOP	276	30	83	14,143

TOTALS 2,525 2,192 373,517

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	0	0	588.00	SF	6.50	6.50

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	5.60
2	009605	C	WETLANDS	100		PUD	0.00	0.00	9.40

REVIEW DATE 06/16/2023 BY MLU



BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/28/2024 MLU

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	3,500.00	100	2024	2023		100	3,500	
2	0810	CONCRETE A	0 100	0	0	588.00	SF	6.50	6.50	100	2024	2023		100	3,822	

TOTAL OB/XF													7,322	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
	PUD	0.00	0.00	5.60	AC		1.00	1.00	1.00	20,000.00	20,000.00	112,000		
	PUD	0.00	0.00	9.40	AC		1.00	1.00	1.00	2,000.00	2,000.00	18,800		

Total Acres: 15.00 Total Land Value: 130,800 Market: 0 Agricultural: 0 Common: 130,800

NASSAU COUNTY PROPERTY										PAGE 1 of 2									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 6									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										401,569									
TOTAL LAND VALUE - MARKET										130,800									
TOTAL MARKET VALUE										539,691									
SOH/AGL Deduction										83,265									
ASSESSED VALUE										456,426									
TOTAL EXEMPTION VALUE										55,000									
BASE TAXABLE VALUE										401,426									
TOTAL JUST VALUE										539,691									
NCON VALUE										606,351									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										144,000									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005035	CO ISSUED		04/19/2023
23000572	GARAGE	99,720	01/17/2023
22012651	NEW CONSTR	319,171	08/17/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
9999/9999	4/29/2022	CN	Q	V	01	127,500	
GRANTOR: FORD CHRISTOPHER & LI							
GRANTEE: JOHNSON BOBBY							
1899/1330	1/03/2014	WD	Q	V	02	54,900	
GRANTOR: TUPELO PLANTATION LLC							
GRANTEE: FORD CHRISTOPHER &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=150,10] W12 N8 W7 S12 W23 W40 S27 E11 S1 E16 N5 E13 E11 N3 E14 E17 N24 \$									
FOP=[YR=2024;ORIG=108,2] E23 S12 W23 N12 \$									
FOP=[YR=2024;ORIG=119,34] E14 S8 W14 S3 W11 N8 E11 N3 \$									

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