LOT 48
TUPELO PLANTATION PB 7/206

NEIL RON & JESSICA
33207 BARN OWL DR
CALLAHAN, FL 32011

2024

16-1N-24-2090-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Interior Floo	01	NONE 0
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

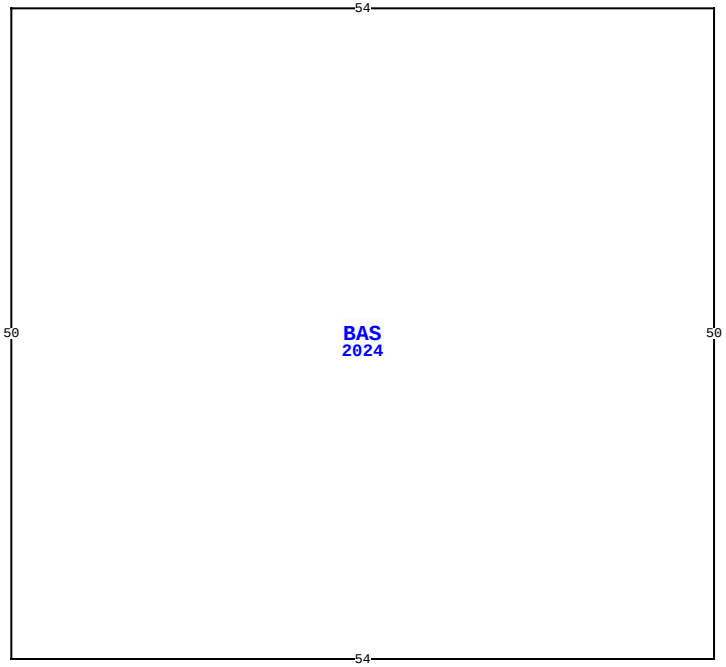
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,700	100	2,700	47,499
TOTALS	2,700		2,700	47,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,700	50.7840	17.77	47,979	2023	2023	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2024 Heated Area: 2700 HX Base Yr



34343 STEEPLE CHASE WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2024 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	47,499
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	198,600
TOTAL MARKET VALUE	252,099
SOH/AGL Deduction	42,680
ASSESSED VALUE	209,419
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	209,419
TOTAL JUST VALUE	252,099
NCON VALUE	47,499
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,880

T=3866 H=2457 G=732 P=677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013359	2754 SQ FT GARAGE	176,779	10/18/2023
230013358	NEW SFR	475,769	10/18/2023
E22874	TEMP POLE	0	08/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2546/0464	2/28/2022	WD	Q	V	01	199,000
GRANTOR: TAYLOR KYLE F & KERI						
GRANTEE: NEIL RON & JESSICA						
1495/0698	4/27/2007	WD	Q	I		157,000
GRANTOR: TUPELO PLANTATION DEV						
GRANTEE: TAYLOR KYLE F & KER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,0] E54 S50 W54 N50 $
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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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2010	2010	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	000700	C	MISC RES	0		PUD	0.00	0.00	10.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	189,000							
2	009605	C	WETLANDS	0		PUD			1.60	AC		1.00	1.00	1.00	6,000.00	6,000.00	9,600							

REVIEW DATE 07/19/2022 BY TWA Total Acres: 12.10 Total Land Value: 198,600 Market: 0 Agricultural: 0 Common: 198,600 PRINTED 08/06/2024 BY SYS