LOT 60
IN OR 2035/437
TUPELO PLANTATION PB 7/206

JONES MYRA W & HORACE IV
33206 BARN OWL DR
CALLAHAN, FL 32011

2024

16-1N-24-2090-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

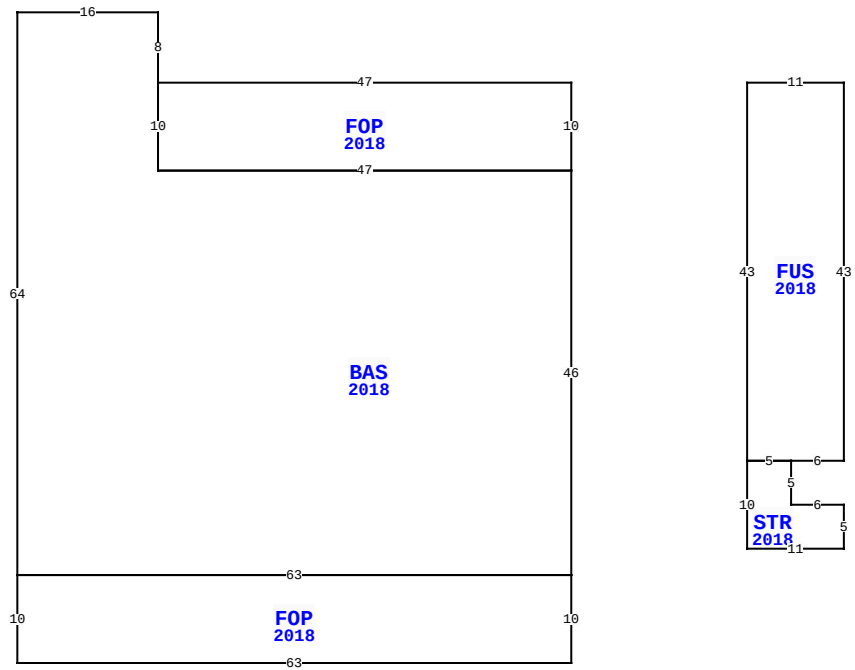
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	3,186	100	3,186	422,601
FOP	470	30	141	18,702
FOP	630	30	189	25,069
FUS	473	100	473	62,741
STR	80	10	8	1,061
TOTALS	4,839		3,997	530,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,997	90.2340	135.35	540,994	2018	2018	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2019 Heated Area: 3659 HX Base Yr 2019



33206 BARN OWL DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		552,552
TOTAL MARKET OB/XF VALUE		42,541
TOTAL LAND VALUE - MARKET		224,280
TOTAL MARKET VALUE		819,373
SOH/AGL Deduction		409,218
ASSESSED VALUE		410,155
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		360,155
TOTAL JUST VALUE		819,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		635,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000880	GARAGE	78,246	01/30/2020
18010044	CO ISSUED	0	10/03/2018
18007618	GARAGE	57,360	07/26/2018
17005356	NEW CONSTR	323,639	08/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2035/0437	3/11/2016	WD	Q	V	01	76,000
GRANTOR: BROCK KAYE H						
GRANTEE: JONES MYRA W & HORA						
1420/1940	6/16/2006	WD	Q	V		162,000
GRANTOR: TUPELO PLANTATION DEV						
GRANTEE: BROCK KAYE H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W47 BAS=[YR=2018] N8 W16 S64 FOP=[YR=2018] S10 E63 N10 W63$ E63 N46 W47 N10$ S10 E47 N10$ PTR= E20 FUS=[YR=2018] E11 S43 W6 STR=[YR=2018] S5 E6 S5 W11 N10 E5$ W5 N43$ W20$.

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	0811	CONCRETE B	0	100	30	30	900.00	SF	5.20	5.20	100	2020	2020	3	99	4,633	
2	0350	CARPORT WD	0	100	60	54	3,240.00	SF	13.00	13.00	100	2020	2020	3	90	37,908	

LAND DESCRIPTION

TOTAL OB/XF 42,541

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	12.01	AC		1.00	1.00	1.00	18,000.00	18,000.00	216,180							
2	009605	C	WETLANDS	100		PUD	0.00	0.00	4.05	AC		1.00	1.00	1.00	2,000.00	2,000.00	8,100							

REVIEW DATE 07/16/2020 BY TWX Total Acres: 16.06 Total Land Value: 224,280 Market: 0 Agricultural: 0 Common: 224,280 PRINTED 08/06/2024 BY SYS

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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		N/A 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	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

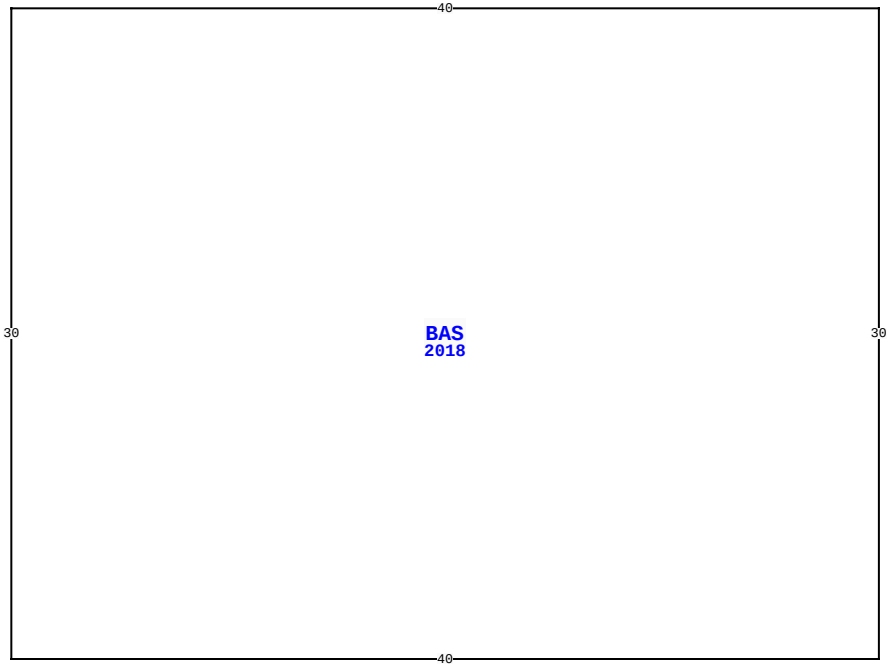
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	22,378
TOTALS	1,200		1,200	22,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	56.0740	19.63	23,556	2018	2018	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2019 Heated Area: 1200 HX Base Yr 2019



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GRANTEE: BROCK KAYE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 S30 E40 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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