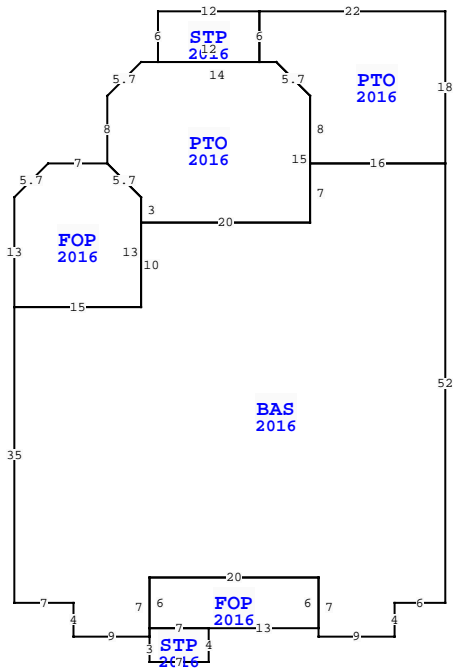


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	04	C ABOVE GD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	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
BAS	2,269	100	2,269
FOP	120	30	36
FOP	239	30	72
PTO	332	5	17
PTO	420	5	21
STP	28	10	3
STP	72	10	7
TOTALS	3,480		2,425
			369,818

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,425	104.8698	157.30	381,452	2016	2016	0	0	3.05	96.95
1 SFR CUST - 100% - 2017 Heated Area: 2269 HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		564,273	
TOTAL MARKET OB/XF VALUE		34,343	
TOTAL LAND VALUE - MARKET		110,800	
TOTAL MARKET VALUE		709,416	
SOH/AGL Deduction		324,716	
ASSESSED VALUE		384,700	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		334,700	
TOTAL JUST VALUE		709,416	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		628,992	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001633	GARAGE	37,489	02/28/2017
B1631631	CO ISSUED	0	09/21/2016
B1631901	NEW CONSTR	158,538	03/31/2016
B1631631	NEW CONSTR	258,435	02/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1996/0766	8/07/2015	WD	Q	V	02	38,000
GRANTOR: O'LAUGHLIN SABINE						
GRANTEE: HORNE AMY N						
1418/1384	6/08/2006	WD	Q	V		65,000
GRANTOR: TUPELO PLANTATION DEV						
GRANTEE: O'LAUGHLIN SABINE						

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
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	
2	0812	CONCRETE C	0	100	0	1,628.00	SF	4.00	4.00	100	2016	2016	3	96	6,252	
3	0510	GARAGE WD-	0	100	35	840.00	SF	35.00	35.00	100	2017	2017	3	84	24,696	
TOTALS															34,343	

LAND DESCRIPTION																								
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
1	000115	C	SFR ACRES	100		PUD	0.00	0.00	5.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	100,000							
2	009605	C	WETLANDS	100		PUD	0.00	0.00	1.80	AC		1.00	1.00	1.00	6,000.00	6,000.00	10,800							

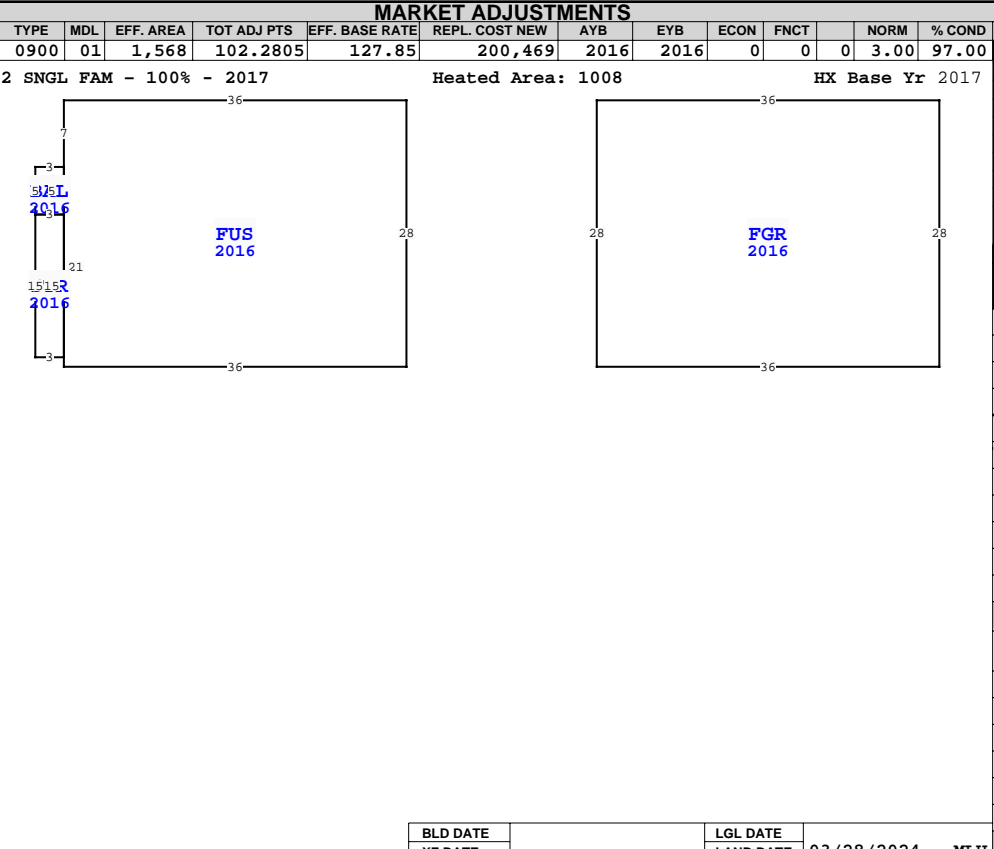
LOT 62  
IN OR 1996/766  
TUPELO PLANTATION PB 7/206

HORNE AMY N  
33159 BARN OWL DR  
CALLAHAN, FL 32011

2024

16-1N-24-2090-0062-0000

BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
Exterior Wall	31	HARDIE BRD 100	0900	01	1,568	102.2805	127.85	200,469	2016	2016	0	0	0	3.00	97.00
Roof Structur	03	GABLE/HIP 100	2 SNGL FAM - 100% - 2017 Heated Area: 1008 HX Base Yr 2017												
Roof Cover	03	COMP SHNGL 100													
Interior Wall	05	DRYWALL 50													
Interior Wall	07	NONE 50													
Interior Floor	13	LVT/LAMNT 100													
Air Condition	03	CENTRAL 100													
Heating Type	04	AIR DUCTED 100													
Bedrooms		1 100													
Bathrooms		1 100													
Frame	02	WOOD FRAME 100													
Stories	0	0 100													
Units	0	0 100													
Occupancy	00	NONE 100													
Quality		04	Quality Level 04												
DOR CODE		0100 SINGLE FAMILY													
MAP NUM			MKT AREA										09		
NEIGHBORHOOD/LOC		9013.00													



NASSAU COUNTY PROPERTY				PAGE 2 of 2	6
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TOTAL EXEMPTION VALUE				HX HB 50,000	
BASE TAXABLE VALUE				334,700	
TOTAL JUST VALUE				709,416	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				628,992	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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1418/1384	6/08/2006	WD	Q	V		65,000
GRANTOR: TUPELO PLANTATION DEV						
GRANTEE: O'LAUGHLIN SABINE						

BLD DATE		LGL DATE		
			03/28/2024	MLU
BUILDING NOTES				

**BUILDING DIMENSIONS**  
 FUS=[YR=2016] W36 S7 BAL=[YR=2016] W3 S5 STR=[YR=2016] S15 E3  
 N15 W3\$ E3 N5\$ S21 E36 N28\$ PTR=E20 FGR=[YR=2016] E36 S28  
 W36 N28\$ W20\$.

EXTRA FEATURES		33159 BARN OWL DR, CALLAHAN														
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
										<b>TOTAL OB/XF</b>						
										0						

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR