LOT 63
TUPELO PLANTATION PB 7/206

TESTON MICHAEL & ASHLEY NICOLE
440 KIRKLAND COURT
ORAGNE PARK, FL 32065

2024

16-1N-24-2090-0063-0000

NASSAU COUNTY PROPERTY

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

33055 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	0
TOTAL MARKET OB/XF VALUE	14,400
TOTAL LAND VALUE - MARKET	154,200
TOTAL MARKET VALUE	168,600
SOH/AGL Deduction	23,740
ASSESSED VALUE	144,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,860
TOTAL JUST VALUE	168,600
NCON VALUE	14,400
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003668	PRIVATE PROVIDER	851,166	04/01/2024
230010808	POLE BARN	49,860	08/22/2023
230007729	NEW SFR	851,166	06/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2607/1730	12/09/2022	WD	Q	V	01	149,000
GRANTOR: HORNE TRAVIS & AMY						
GRANTEE: TESTON MICHAEL & AS						
2578/1882	7/18/2022	SW	U	V	37	62,400
GRANTOR: SPEEDRR LLC						
GRANTEE: HORNE TRAVIS & AMY						

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
1	0680	POLE SHED	0	0	48	30	1,440.00	SF	10.00	10.00	100	2024	2023		100	14,400	

LAND DESCRIPTION

TOTAL OB/XF 14,400

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	7.90	AC		1.00	1.00	1.00	18,000.00	18,000.00	142,200							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	2.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	12,000							

REVIEW DATE 05/23/2024 BY WW Total Acres: 9.90 Total Land Value: 154,200 Market: 0 Agricultural: 0 Common: 154,200 PRINTED 08/06/2024 BY SYS