LOT 5
IN OR 1899/1391
TUPELO PLANTATION WEST PB 8/17

RAMIREZ KAREN
6500 NW 114 AVE APT 1038
MIAMI, FL 33178

2024

17-1N-24-2091-0005-0000

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

34483 MITIGATION TR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	90,840
TOTAL MARKET VALUE	90,840
SOH/AGL Deduction	41,511
ASSESSED VALUE	49,329
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,329
TOTAL JUST VALUE	90,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1899/1391	1/23/2014	WD	Q	V	01	42,900
GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: RAMIREZ KAREN						
1879/1981	9/17/2013	SW	U	V	12	1,200,000
GRANTOR: EVERBANK						
GRANTEE: TUPELO PLANTATION L						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	3.60	AC		1.00	1.00	1.00	24,000.00	24,000.00	86,400							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	0.74	AC		1.00	1.00	1.00	6,000.00	6,000.00	4,440							

REVIEW DATE 03/28/2024 BY MLU Total Acres: 4.34 Total Land Value: 90,840 Market: 0 Agricultural: 0 Common: 90,840 PRINTED 08/06/2024 BY SYS