LOT 14
IN OR 2297/336
TUPELO PLANTATION WEST PB 8/17

SHAFFER DONALD & ELENA MARIA
36005 PUREBREAD CT
CALLAHAN, FL 32011

2024

17-1N-24-2091-0014-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

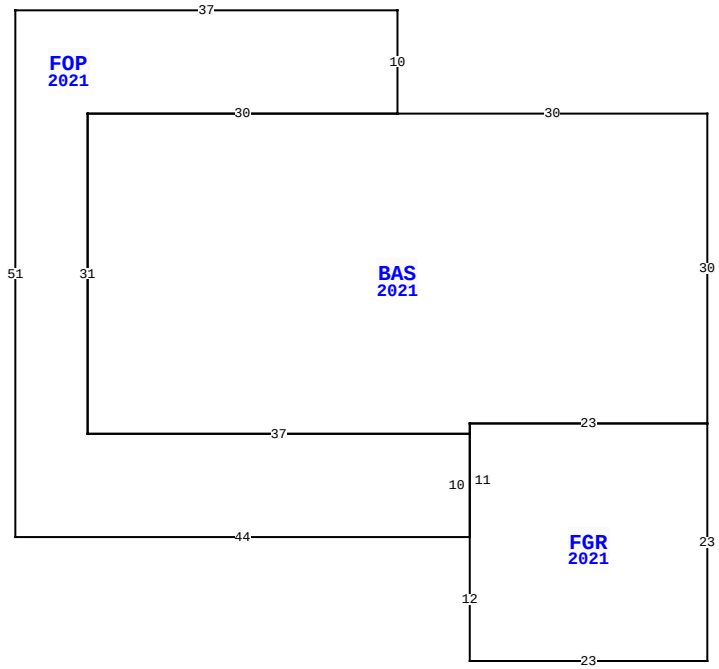
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,837	100	1,837	275,671
FGR	529	55	291	43,670
FOP	1,027	30	308	46,221
TOTALS	3,393		2,436	365,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,436	100.5480	150.82	367,398	2021	2021	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2022 Heated Area: 1837 HX Base Yr 2022



36005 PUREBREAD CT, CALLAHAN

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

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	0	0	515.00	SF	5.20	5.20	100	2021	2021	3	99	2,651	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		365,561
TOTAL MARKET OB/XF VALUE		2,651
TOTAL LAND VALUE - MARKET		68,100
TOTAL MARKET VALUE		436,312
SOH/AGL Deduction		259,915
ASSESSED VALUE		176,397
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		126,397
TOTAL JUST VALUE		436,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010035	NEW CONSTR	273,622	10/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2297/0336	8/06/2019	WD	Q	V	02	37,000
GRANTOR: MONAHAN JOSEPH P						
GRANTEE: SHAFFER DONALD & EL						
1900/0348	1/16/2014	WD	Q	V	01	47,900
GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: MONAHAN JOSEPH P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 FOP=[YR=2021] N10 W37 S51 E44 FGR=[YR=2021] S12 E23 N23 W23 S11$ N10 W37 N31 E30$ W30 S31 E37 N1 E23 N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,651

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	2.12	AC		1.00	1.00	1.00	24,000.00	24,000.00	50,880							
2	009605	C	WETLANDS	100		PUD	0.00	0.00	2.87	AC		1.00	1.00	1.00	6,000.00	6,000.00	17,220							

REVIEW DATE 01/04/2022 BY TW Total Acres: 4.99 Total Land Value: 68,100 Market: 0 Agricultural: 0 Common: 68,100 PRINTED 08/06/2024 BY SYS