

LOT 20
IN OR 2244/880
TUPELO PLANTATION WEST PB 8/17

PETERSON LAURENS III & APRIL
35039 HEARTHSTONE WAY
CALLAHAN, FL 32011

2024

17-1N-24-2091-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	SUBAREA MARKET VALUE
BAS	2,337	100	2,337	353,222
FGR	420	55	231	34,914
FOP	38	30	11	1,662
FOP	293	30	88	13,301
TOTALS	3,088		2,667	403,099

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
1	0811	CONCRETE B	0 100	0	0	917.00	SF	5.20	5.20	100	2020	2020	3	99

LAND DESCRIPTION														
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
1	000115	C	SFR ACRES	100		PUD	0.00	0.00	2.51	AC		1.00	1.00	1.00
2	009605	C	WETLANDS	100		PUD	0.00	0.00	2.83	AC		1.00	1.00	1.00

MARKET ADJUSTMENTS

1 SFR CUST - 100% - 2021

Heated Area: 2337

HX Base Yr 2021

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

TOTAL OB/XF														
4,721														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		419,744	
TOTAL MARKET OB/XF VALUE		4,721	
TOTAL LAND VALUE - MARKET		77,220	
TOTAL MARKET VALUE		501,685	
SOH/AGL Deduction		221,696	
ASSESSED VALUE		279,989	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		229,989	
TOTAL JUST VALUE		501,685	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		467,292	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001604	GARAGE	57,477	02/21/2020
20000146	NEW CONSTR	312,695	01/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2244/0880	12/17/2018	WD	Q	V	02	47,000
GRANTOR: ROBBINS TODD & SHARON						
GRANTEE: PETERSON LAURENS II						
1901/1018	1/21/2014	WD	Q	V	01	44,900
GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: ROBBINS TODD & SHAR						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2020] W19 FOP=[YR=2020] W31 S8 E16 S3 E15 N11\$ S11 W15 N3 W16 S39 FGR=[YR=2020] S20 E21 N20 W21\$ E21 S10 E10 FOP=[YR=2020] S4 E7 N4 W1 N2 N2 W5 S2 W1\$ E1 N2 E5 S2 E13 N57\$.														

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