LOT 24
TUPELO PLANTATION WEST PB 8/17

BAUMGARTNER BRETT JAMES
1077 TALBOT AVE
JACKSONVILLE, FL 32205

2024

17-1N-24-2091-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

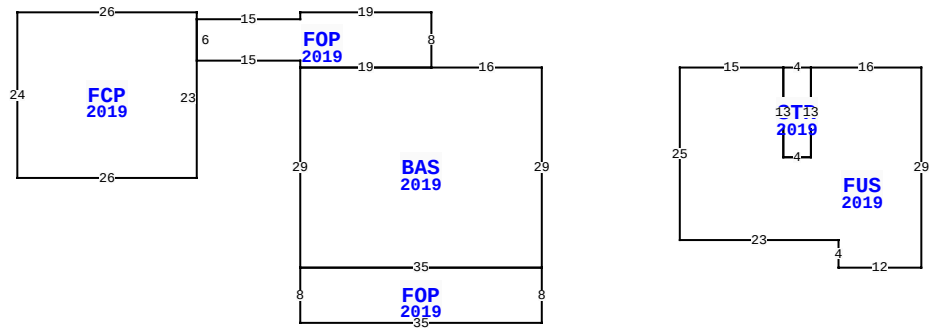
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,015	100	1,015	155,675
FCP	624	25	156	23,927
FOP	242	30	73	11,196
FOP	280	30	84	12,884
FUS	871	100	871	133,589
STR	52	10	5	767
TOTALS	3,084		2,204	338,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,204	103.8065	155.71	343,185	2019	2019	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2020 Heated Area: 1886 HX Base Yr 2020



35018 HEARTHSTONE WAY, 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		355,125
TOTAL MARKET OB/XF VALUE		65,737
TOTAL LAND VALUE - MARKET		102,400
TOTAL MARKET VALUE		523,262
SOH/AGL Deduction		262,611
ASSESSED VALUE		260,651
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		210,651
TOTAL JUST VALUE		523,262
NCON VALUE		661
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010698	SWIM POOL	40,000	11/04/2020
19011901	CO ISSUED	0	11/14/2019
19007816	GARAGE	45,807	07/23/2019
19004321	NEW CONSTR	237,395	04/29/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2707/633	4/22/2024	WD	Q	I	01	699,900
GRANTOR: OQUINN JAMES A & JAMI						
GRANTEE: BAUMGARTNER BRETT J						
2261/0063	3/11/2019	WD	Q	V	01	57,000
GRANTOR: SEA DUNES INVESTMENTS						
GRANTEE: OQUINN JAMES A & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FOP=[YR=2019] N8 W19 S1 W15 FCP=[YR=2019] N1 W26 S24 E26 N23 $ S6 E15 S1 E19$ W19 S29 FOP=[YR=2019] S8 E35 N8 W35$ E35 N29 $ PTR=E20 FUS=[YR=2019] E15 STR=[YR=2019] E4 S13 W4 N13$ S13 E4 N13 E16 S29 W12 N4 W23 N25$ W20$.

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	0812	CONCRETE C	0	100	0	0	2,371.00	SF	4.00	4.00	100	2019	2019	3	98	9,294	
2	0861	POOL GUNIT	0	100	0	0	467.00	SF	85.00	85.00	100	2021	2021	3	95	37,710	
3	0855	CONC PAVER	0	100	0	0	1,153.00	SF	10.00	10.00	100	2021	2021	3	99	11,415	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860	
5	0476	VF 6 SBPL	0	100	0	0	135.00	LF	32.00	32.00	100	2021	2021	3	98	4,234	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2021		93	930	

LAND DESCRIPTION

TOTAL OB/XF 65,737

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	5.12	AC		1.00	1.00	1.00	20,000.00	20,000.00	102,400							

REVIEW DATE 02/03/2021 BY TW Total Acres: 5.12 Total Land Value: 102,400 Market: 0 Agricultural: 0 Common: 102,400 PRINTED 08/06/2024 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

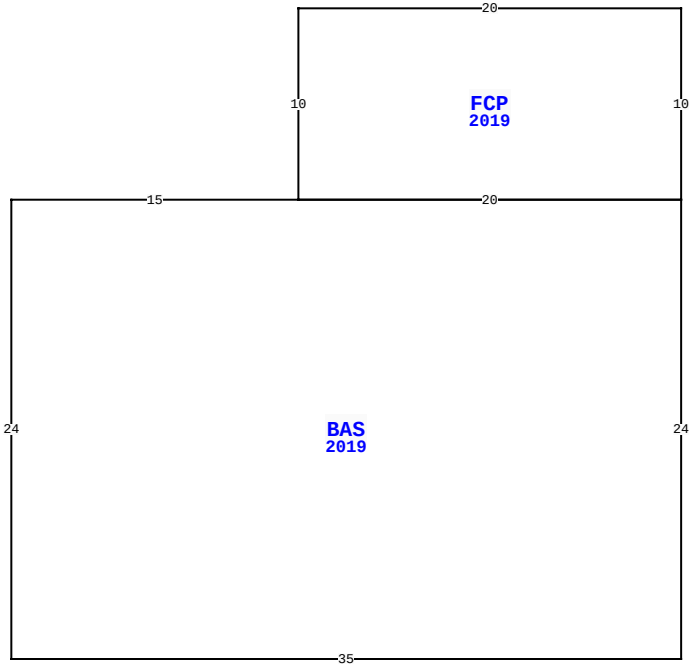
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	16,128
FCP	200	25	50	960
TOTALS	1,040		890	17,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	890	57.1320	20.00	17,800	2019	2019	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2020 Heated Area: 840 HX Base Yr 2020



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GRANTEE: OQUINN JAMES A & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W20 W15 S24 E35 N24 $
FCP=[YR=2019;ORIG=-20,0] N10 E20 S10 W20 $
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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

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

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