

LOT 26
IN OR 2000/659
TUPELO PLANTATION WEST PB 8/17

CRAWFORD TINA L & JOHN L
35042 HEARTHSTONE WAY
CALLAHAN, FL 32011

2024

17-1N-24-2091-0026-0000



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

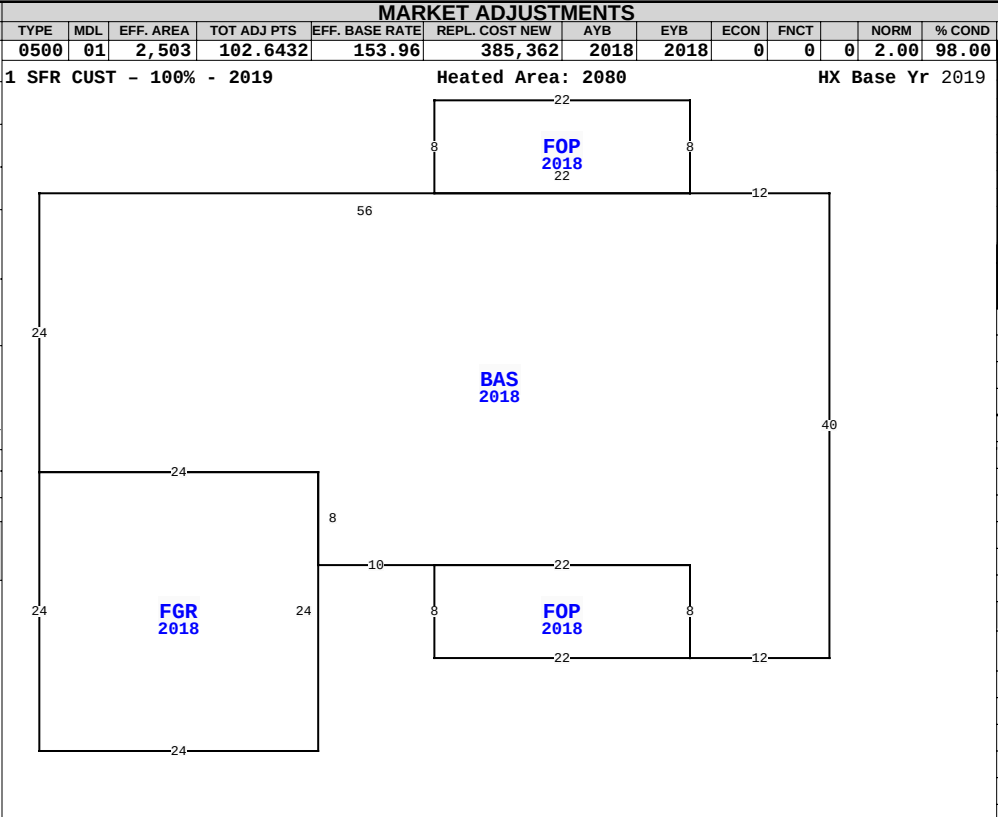
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100	2,080	313,832
FGR	576	55	317	47,829
FOP	176	30	53	7,997
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TOTALS	3,008		2,503	377,655
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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
1	0812	CONCRETE C	0	100	0	0	1,808.00	SF	4.00	4.00	100	2018	2018	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000115	C	SFR ACRES	100		PUD	0.00	0.00	3.21	AC		1.00	1.00	1.00



35042 HEARTHSTONE WAY, CALLAHAN	BLD DATE	LGL DATE	03/28/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					377,655				
TOTAL MARKET OB/XF VALUE					7,015				
TOTAL LAND VALUE - MARKET					77,040				
TOTAL MARKET VALUE					461,710				
SOH/AGL Deduction					222,497				
ASSESSED VALUE					239,213				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					189,213				
TOTAL JUST VALUE					461,710				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					439,049				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003108	CO ISSUED	0	03/27/2018
17003338	NEW CONSTR	272,358	06/26/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2000/0659	8/27/2015	WD	Q	V	02	35,900	
GRANTOR: KORNACKI DEBRA A							
GRANTEE: CRAWFORD TINA L & J							
1896/0689	12/20/2013	WD	Q	V	01	37,900	
GRANTOR: TUPELO PLANTATION LLC							
GRANTEE: KORNACKI DEBRA A							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2018] W12 FOP=[YR=2018] N8 W22 S8 E22\$ W56 S24 FGR=[YR=2018] S24 E24 N24 W24\$ E24 S8 E10 FOP=[YR=2018] S8 E22 N8 W22\$ E22 S8 E12 N40\$.														