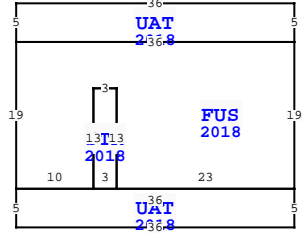
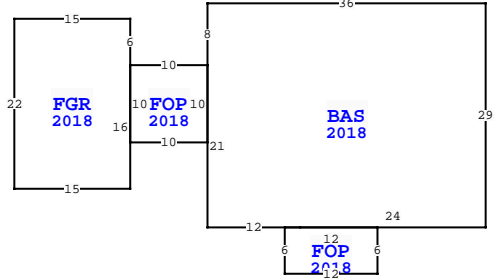


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,963	118.2321	156.07	306,365	2018	2018	0	0	2.50	97.50		
1 SNGL FAM - 0% - 0 Heated Area: 1689 HX Base Yr													



Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 09			
NEIGHBORHOOD/LOC	9013.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100	2018	1,044	158,864
FGR	330	55	2018	182	27,695
FOP	72	30	2018	22	3,348
FOP	100	30	2018	30	4,565
FUS	645	100	2018	645	98,148
STR	39	10	2018	4	608
UAT	180	10	2018	18	2,739
UAT	180	10	2018	18	2,739
TOTALS	2,590			1,963	298,706

33227 TUPELO LN, CALLAHAN														
				BLD DATE					LGL DATE	05/07/2025 MLU				
				XF DATE					LAND DATE					
				INC DATE					AG DATE					

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	
2	0810	CONCRETE A	0	0	0	0	300.00	SF	6.50	6.50	100	2018	2018	3	97	1,892	

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE	298,706			
TOTAL MARKET OB/XF VALUE	5,322			
TOTAL LAND VALUE - MARKET	114,400			
TOTAL MARKET VALUE	418,428			
SOH/AGL Deduction	95,287			
ASSESSED VALUE	323,141			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	323,141			
TOTAL JUST VALUE	418,428			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	393,632			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002434	CO ISSUED	0	03/08/2018
1702139	NEW CONSTR	213,623	04/03/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2787/1413	5/12/2025	WD Q	Q	I	01	400,000

GRANTOR: PROPST JOHN & CHRISTI
GRANTEE: HARRISON THOMAS & C
2099/0368 2/03/2017 WD Q V 01 51,000
GRANTOR: LILLY WILLIAM SCOTT
GRANTEE: PROPST JOHN

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2018;ORIG=0,0] W36 S8 S21 E12 E24 N29 \$													
FUS=[YR=2018;ORIG=56,5] S19 W23 N13 W3 S13 W10 N19 E36 \$													
FGR=[YR=2018;ORIG=-46,8] N6 W15 S22 E15 N16 \$													
UAT=[YR=2018;ORIG=20,0] E36 S5 W36 N5 \$													
UAT=[YR=2018;ORIG=56,24] S5 W36 N5 E36 \$													
FOP=[YR=2018;ORIG=-26,29] S6 E12 N6 W12 \$													
FOP=[YR=2018;ORIG=-36,8] W10 S10 E10 N10 \$													
STR=[YR=2018;ORIG=33,24] W3 N13 E3 S13 \$													
PTR=[ORIG=0,0] E20 W20 \$													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	RES	0		PUD	0.00	0.00	5.20	AC		1.00	1.00	1.00	22,000.00	22,000.00	114,400							