LOT 3
TUPELO PLANTATION PB 7/206

LITTLEPAGE HOWARD T & DANIELLE N
4655 ORTEGA FARMS BLVD
JACKSONVILLE, FL 32210

2025

16-1N-24-2090-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

33209 TUPELO LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	150,260
TOTAL MARKET VALUE	150,260
SOH/AGL Deduction	20,130
ASSESSED VALUE	130,130
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,130
TOTAL JUST VALUE	150,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250003640	PRIVATE PROVIDER	511,817	04/08/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/0694	6/22/2022	WD	Q	V	01	159,000
GRANTOR: RODI JAMES G & KAREN						
GRANTEE: LITTLPAGE HOWARD TU						
2551/0815	3/31/2022	WD	Q	V	01	149,000
GRANTOR: HARRISON CARRIE A & T						
GRANTEE: RODI JAMES G & KARE						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0		PUD	0.00	0.00	5.00	AC		1.00	1.00	1.00	22,000.00	22,000.00	110,000							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	6.10	AC		1.00	1.00	1.00	6,600.00	6,600.00	40,260							

REVIEW DATE 06/27/2025 BY WW Total Acres: 11.10 Total Land Value: 150,260 Market: 0 Agricultural: 0 Common: 150,260 PRINTED 07/30/2025 BY SYS