

RIDDLE RYAN & MICHELE
33167 TUPELO LN
CALLAHAN, FL 32011

16-1N-24-2090-0004-0000

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENT CD

Exterior Wall 20
Exterior Wall 05
Roof Structur 03
Roof Cover 03
Interior Wall 05
Interior Floo 14
Interior Floo 11
Air Condition 03
Heating Type 04
Bedrooms 4 100
Bathrooms 3.5 100

Frame 02
Stories 2.
Units 0 100
Occupancy 00

Quality 03
DOR CODE 0100
MAP NUM
NEIGHBORHOOD/LOC 9013.00

FACE BRICK 90
AVERAGE 10
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
CARPET 70
CLAY TILE 30
CENTRAL 100
AIR DUCTED 100
WOOD FRAME 100
2. 100
0 100
NONE 100

Quality Level 03
SINGLE FAMILY
MKT AREA 09
9013.00

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

BAS 1,958 100 2008 1,958 283,469
FGR 462 55 2008 254 36,773
FOP 66 30 2008 20 2,896
FOP 472 30 2008 142 20,558
FUS 996 100 2008 996 144,196

MARKET ADJUSTMENTS

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

0500 01 3,370 103.5920 163.68 551,602 2008 2008 0 0 0 11.55 88.45

1 SFR CUST - 100% - 2013 Heated Area: 2954 HX Base Yr 2013

FOP 2008

BAS 2008

FGR 2008

FUS 2008

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 6 Tax Dist:

BUILDING MARKET VALUE 487,892

TOTAL MARKET OB/XF VALUE 54,706

TOTAL LAND VALUE - MARKET 255,300

TOTAL MARKET VALUE 797,898

SOH/AGL Deduction 493,577

ASSESSED VALUE 304,321

TOTAL EXEMPTION VALUE HX HB 50,722

BASE TAXABLE VALUE 253,599

TOTAL JUST VALUE 797,898

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 736,784

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

1806/0369 7/10/2012 WD Q I 02 325,000

GRANTOR:HARRIS JOHN G JR & HE

GRANTEE:RIDDLE RYAN & MICHE

1469/0605 1/03/2007 WD U V 21 310,000

GRANTOR:TUPELO PLANTATION DEV

GRANTEE:HARRIS JOHN G JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W18 FOP=[YR=2008] N9 W60 S9 E22 N2 E34 S2 E4\$ W4 N2 W34 S2 W22 S29 E22 S2 E11 S2 FOP=[YR=2008] S6 E11 N6 W11\$ E11 N2 E12 N2 FGR=[YR=2008] E22 N21 W22 S21\$ N21 E22 N8\$ PTR=E15 FUS=[YR=2008] E34 S34 W12 N16 W10 S16 W12 N34\$ W15\$.

EXTRA FEATURES

33167 TUPELO LN, CALLAHAN

BLD DATE 12/13/2008 JH LGL DATE 05/07/2025 MLU

XF DATE
INC DATE

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 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2008 2008 3 91 3,185

2 0845 KOOL DECK 0 100 0 0 1,456.00 SF 7.25 7.25 100 2017 2017 3 96 10,134

3 0866 POOL FIBER 0 100 0 0 374.00 SF 72.00 72.00 100 2017 2017 3 74 19,927

4 0910 SCRNM RM L 0 100 60 30 1,800.00 SF 15.00 15.00 100 2017 2017 3 74 19,980

5 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2017 2017 3 74 1,480

TOTAL OB/XF 54,706

LAND DESCRIPTION

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

1 000100 C RES 100 PUD 0.00 0.00 17.80 AC 1.00 1.00 1.00 12,000.00 12,000.00 213,600

2 009605 C WETLANDS 100 PUD 13.90 AC 1.00 1.00 1.00 3,000.00 3,000.00 41,700

REVIEW DATE 07/19/2022 BY TWA Total Acres: 31.70 Total Land Value: 255,300 Market: 0 Agricultural: 0 Common: 255,300 PRINTED 07/30/2025 BY SYS