LOT 6
IN OR 2137/667
TUPELO PLANTATION PB 7/206

GEIGER JASON & STEPHANIE
33089 TUPELO LN
CALLAHAN, FL 32011

2025

16-1N-24-2090-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

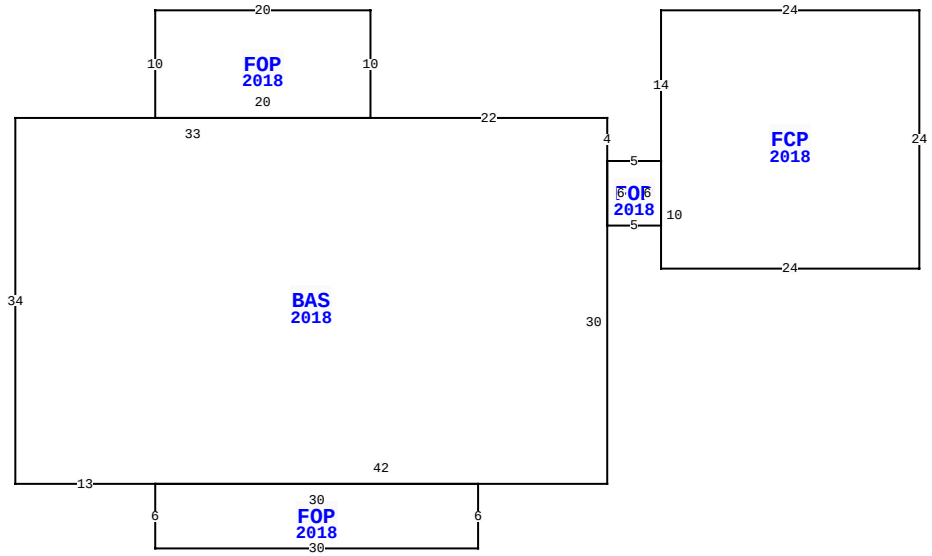
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	2018	1,870	286,086
FCP	576	25	2018	144	22,030
FOP	30	30	2018	9	1,377
FOP	180	30	2018	54	8,261
FOP	200	30	2018	60	9,180
TOTALS	2,856			2,137	326,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,137	99.3132	156.91	335,317	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2019 Heated Area: 1870 HX Base Yr 2019



33089 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		355,756
TOTAL MARKET OB/XF VALUE		41,998
TOTAL LAND VALUE - MARKET		131,880
TOTAL MARKET VALUE		529,634
SOH/AGL Deduction		231,307
ASSESSED VALUE		298,327
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		247,605
TOTAL JUST VALUE		529,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010573	GUNITE SWIM POOL	62,695	08/17/2023
19004671	GARAGE	0	05/06/2019
18008731	CO ISSUED	0	08/27/2018
18002818	NEW CONSTR	241,353	03/19/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2137/0667	7/31/2017	WD	Q	V	01	51,000
GRANTOR: STULL WILLIAM R JR &						
GRANTEE: GEIGER JASON & STEP						
1900/0337	1/17/2014	WD	Q	V	02	54,900
GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: STULL WILLIAM R JR						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2018] W24 S14 FOP=[YR=2018] W5 BAS=[YR=2018] N4 W22 FOP=[YR=2018] N10 W20 S10 E20$ W33 S34 E13 FOP=[YR=2018] S6 E30 N6 W30$ E42 N30$ S6 E5 N6$ S10 E24 N24$.

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2018	2018	3	78	3,370	
2	0861	POOL GUNIT	0	100	0	0	351.00	SF	85.00	85.00	100	2024	2023		98	29,238	
3	0855	CONC PAVER	0	100	0	0	939.00	SF	10.00	10.00	100	2024	2023		100	9,390	

LAND DESCRIPTION

TOTAL OB/XF 41,998

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	100		PUD	0.00	0.00	5.50	AC		1.00	1.00	1.00	22,000.00	22,000.00	121,000							
2	009605	C	WETLANDS	100		PUD	0.00	0.00	1.60	AC		1.00	1.00	1.00	6,800.00	6,800.00	10,880							

REVIEW DATE 12/21/2023 BY WW Total Acres: 7.10 Total Land Value: 131,880 Market: 0 Agricultural: 0 Common: 131,880 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

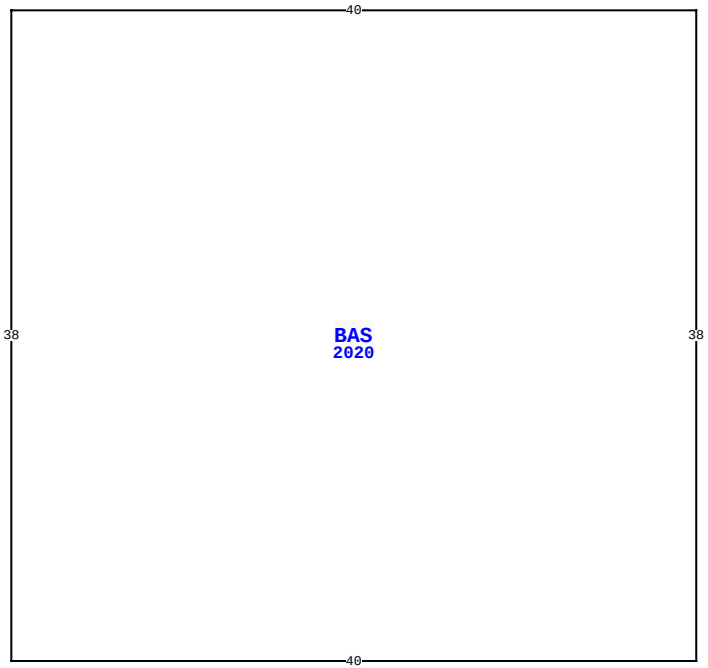
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,520	100	2020	1,520	28,822
TOTALS	1,520			1,520	28,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,520	53.9580	19.96	30,339	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2019 Heated Area: 1520 HX Base Yr 2019



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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,913

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GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: STULL WILLIAM R JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W40 S38 E40 N38$.

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

REVIEW DATE 12/21/2023 BY WW Total Acres: 7.10 Total Land Value: 131,880 Market: 0 Agricultural: 0 Common: 131,880 PRINTED 07/30/2025 BY SYS