LOT 7
TUPELO PLANTATION PB 7/206
ESMT IN OR 2611-1265,2612-1144

HERNANDEZ PATRICIA & PEDRO L/E/
33073 TUPELO LN
CALLAHAN, FL 32011

2025

16-1N-24-2090-0007-0000

BUILDING CHARACTERISTICS

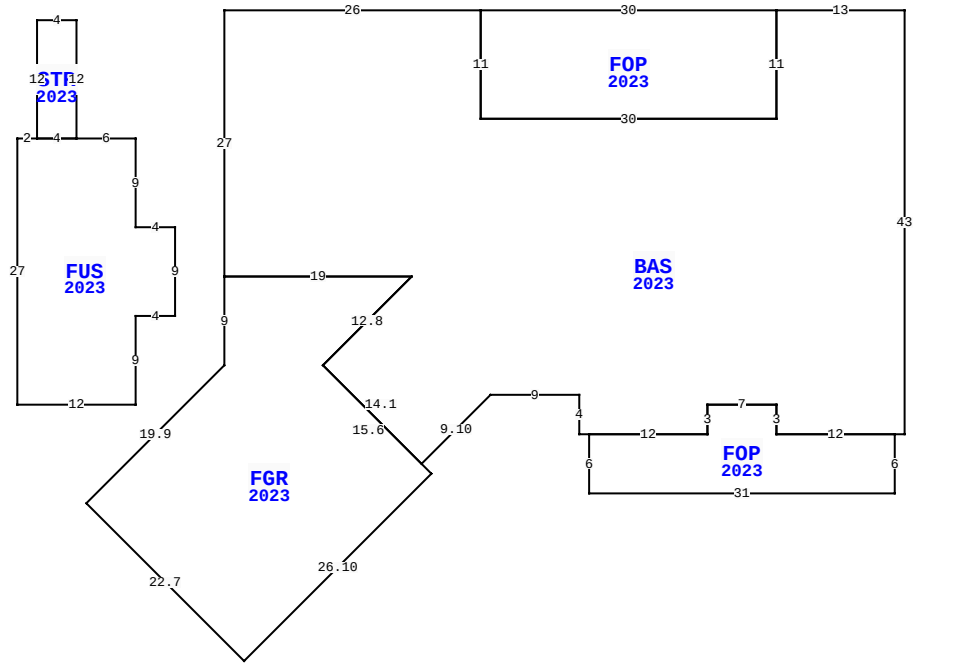
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	2,356	100	2023	2,356	340,583
FGR	714	55	2023	393	56,812
FOP	207	30	2023	62	8,963
FOP	330	30	2023	99	14,311
FUS	360	100	2023	360	52,042
STR	48	10	2023	5	723
TOTALS	4,015			3,275	473,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,275	91.4940	144.56	473,434	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2716 HX Base Yr 2024



33073 TUPELO LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		487,295
TOTAL MARKET OB/XF VALUE		5,002
TOTAL LAND VALUE - MARKET		130,720
TOTAL MARKET VALUE		623,017
SOH/AGL Deduction		19,911
ASSESSED VALUE		603,106
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		552,384
TOTAL JUST VALUE		623,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		586,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004120	CO ISSUED	0	03/29/2023
23000440	NEW CONSTR	464,917	01/11/2023
22007178	GARAGE	32,934	05/09/2022
21011720	NEW CONSTR	520,000	11/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2796/1709	6/17/2025	QC	U	I	11	100
GRANTOR: HERNANDEZ PATRICIA A						
GRANTEE: GRAY ACRES LIVING T						
2442/0025	3/10/2021	WD	Q	V	01	97,000
GRANTOR: TUPELO INVESTMENT TRU						
GRANTEE: HERNANDEZ PATRICIA						

BUILDING NOTES

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	0811	CONCRETE B	2	100	0	0	962.00	SF	5.20	5.20	100	2024	2023		100	5,002	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,-28] W13 S11 W30 N11 W26 S27 E19 D9L9 D10R10 U7R7 E9 S4 E1 E12 N3 E7 S3 E12 E1 N43 $
FGR=[YR=2023;ORIG=-10,-1] W19 S9 D14L14 D16R16 U19R19 U11L11 U9R9 $
FUS=[YR=2023;ORIG=-38,-15] W6 W4 W2 S27 E12 N9 E4 N9 W4 N9 $
FOP=[YR=2023;ORIG=27,-28] W30 S11 E30 N11 $
FOP=[YR=2023;ORIG=39,15] W12 N3 W7 S3 W12 S6 E31 N6 $
STR=[YR=2023;ORIG=-44,-27] W4 S12 E4 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,002

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	5.20	AC		1.00	1.00	1.00	22,000.00	22,000.00	114,400							
2	009605	C	WETLANDS	100		PUD	0.00	0.00	2.40	AC		1.00	1.00	1.00	6,800.00	6,800.00	16,320							

REVIEW DATE 02/27/2023 BY WWX Total Acres: 7.60 Total Land Value: 130,720 Market: 0 Agricultural: 0 Common: 130,720 PRINTED 07/30/2025 BY SYS

LOT 7
TUPELO PLANTATION PB 7/206
ESMT IN OR 2611-1265,2612-1144

HERNANDEZ PATRICIA & PEDRO L/E/
33073 TUPELO LN
CALLAHAN, FL 32011

2025

16-1N-24-2090-0007-0000

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	07	NONE 100
Interior Floo	03	CONC FINSH 70
Interior Floo	01	NONE 30
Air Condition	01	NONE 100
Heating Type	01	NONE 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

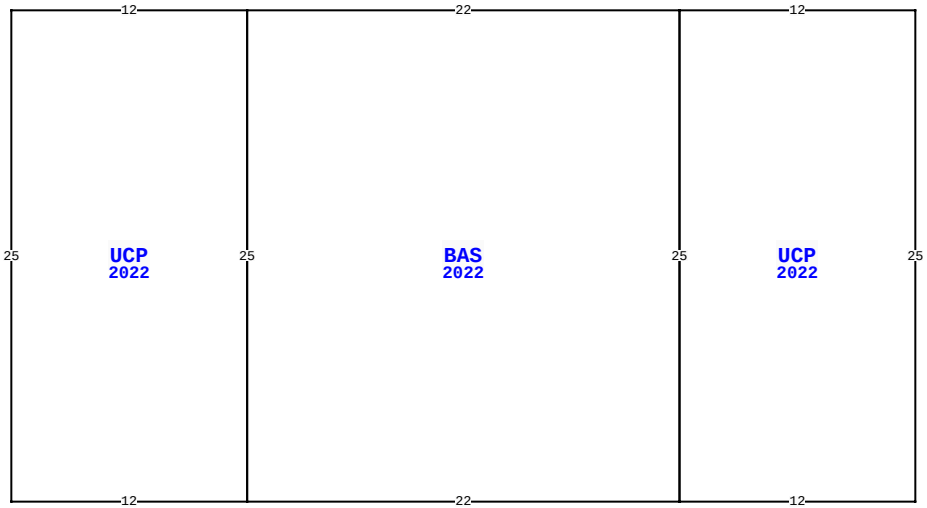
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	550	100	2022	550	11,379
UCP	300	20	2022	60	1,242
UCP	300	20	2022	60	1,242
TOTALS	1,150			670	13,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	670	57.0515	21.11	14,144	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2024 Heated Area: 550 HX Base Yr 2024



33073 TUPELO LN, CALLAHAN

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		586,109

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2442/0025	3/10/2021	WD	Q	V	01	97,000
GRANTOR: TUPELO INVESTMENT TRU						
GRANTEE: HERNANDEZ PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2022] W12 BAS=[YR=2022] W22 UCP=[YR=2022] W12 S25 E12 N25$ S25 E22 N25$ S25 E12 N25$.

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

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