

TRACT D {K/A PARK}
PT OR 1879/1981
TUPELO PLANTATION PB 7/206

TUPELO PLANTATION OWNERS ASSOCIATION INC
PO BOX 1987
YULEE, FL 32041

2025

16-1N-24-2090-000D-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	06	CUST PANEL 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

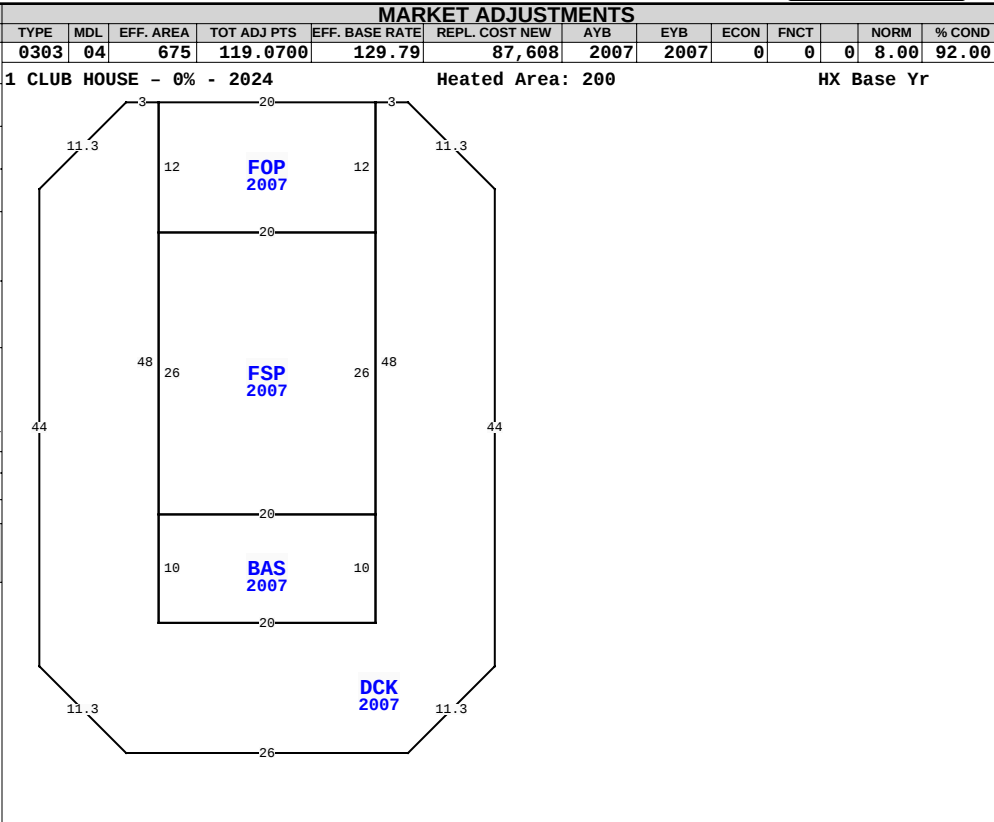
Quality	03	Quality Level 03
DOR CODE	0005	COMMON S/D LANDS
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100	2007	200	23,881
DCK	1,432	10	2007	143	17,075
FOP	240	30	2007	72	8,597
FSP	520	50	2007	260	31,045

TOTALS	2,392			675	80,599
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	642.00	SF	5.20
2	0300	BOAT DCK W	0	0	0	0	866.00	SF	40.00
3	0940	SHEDS/PORT	0	0	0	0	256.00	SF	30.00
4	0820	WOOD WALK	0	0	0	0	823.00	SF	11.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000005	C	COMMON S/D L	0			0.00	0.00	1.00



TOTAL OB/XF									
24,088									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000005	C	COMMON S/D L	0			0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					RECONCILE				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					0				
TOTAL MARKET OB/XF VALUE					0				
TOTAL LAND VALUE - MARKET					100				
TOTAL MARKET VALUE					100				
SOH/AGL Deduction					0				
ASSESSED VALUE					100				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					100				
TOTAL JUST VALUE					100				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					100				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2639/1223	4/18/2023	QC	U	V	11	100			
GRANTOR: TUPELO PLANTATION LLC									
GRANTEE: TUPELO PLANTATION O									
1879/1981	9/17/2013	SW	U	V	12	1,200,000			
GRANTOR: EVERBANK									
GRANTEE: TUPELO PLANTATION L									

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2007] W20DCK=[YR=2007] W3 D8 L8 S44 D8 R8 E26 U8 R8 N44 U8 L8 W3S48 W20N48S12FSP=[YR=2007] S26BAS=[YR=2007] S10E20N10W20\$E20N26W20\$E20N12\$.									