LOT 11
TUPELO PLANTATION PB 7/206

COOKE MOLESHA DALLAS
660 GROVER LN
ORANGE PARK, FL 32065

2025

16-1N-24-2090-0011-0000

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

33082 HALF HITCH DR, 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	235,180
TOTAL MARKET VALUE	235,180
SOH/AGL Deduction	55,858
ASSESSED VALUE	179,322
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,322
TOTAL JUST VALUE	235,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250005777	CO ISSUED		05/29/2025
B240009922	PRIVATE PROVIDER	611,894	08/27/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/1750	9/06/2022	WD	Q	V	02	150,000
GRANTOR: LONG ASHLEY RENEE & E						
GRANTEE: COOKE MOLESHA DALLA						
2425/0803	1/14/2021	WD	Q	V	01	67,000
GRANTOR: BERNARD RUTHENE HUGHE						
GRANTEE: LONG ASHLEY RENEE &						

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	8.50	AC		1.00	1.00	1.00	22,000.00	22,000.00	187,000							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	7.30	AC		1.00	1.00	1.00	6,600.00	6,600.00	48,180							

REVIEW DATE 06/26/2025 BY WW Total Acres: 15.80 Total Land Value: 235,180 Market: 0 Agricultural: 0 Common: 235,180 PRINTED 07/30/2025 BY SYS