LOT 15
TUPELO PLANTATION PB 7/206

HALL APRIL LYNN/BRINSON CHRISTOPHER E
33347 HALF HITCH DR
CALLAHAN, FL 32011

2025

16-1N-24-2090-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

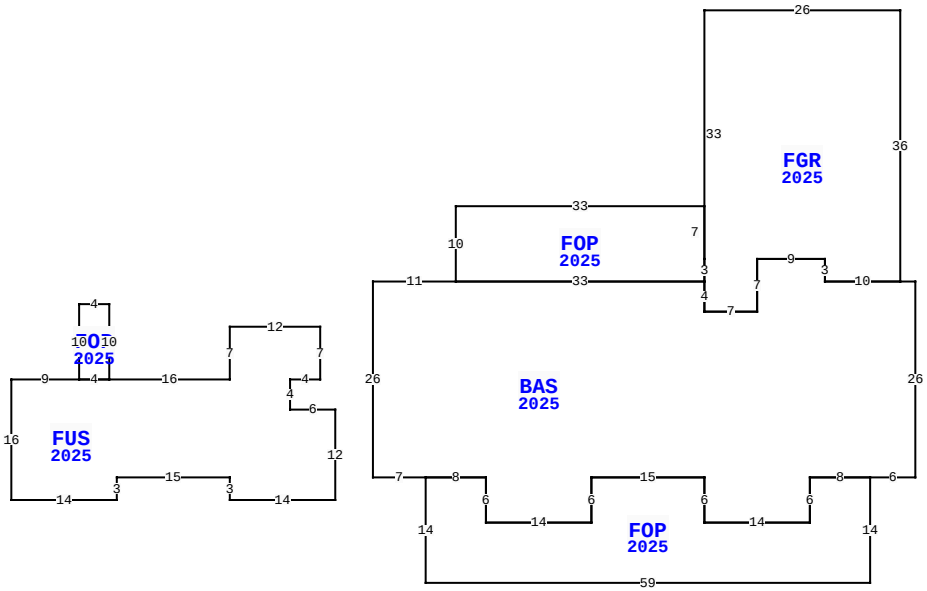
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	02	Quality Level 02
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	2,039	100	2025	2,039	310,988
FGR	937	55	2025	515	78,548
FOP	40	30	2025	12	1,830
FOP	330	30	2025	99	15,099
FOP	658	30	2025	197	30,046
FUS	703	100	2025	703	107,222
TOTALS	4,707			3,565	543,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,565	96.5295	152.52	543,734	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2742 HX Base Yr 2025



33347 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		543,734
TOTAL MARKET OB/XF VALUE		10,130
TOTAL LAND VALUE - MARKET		131,440
TOTAL MARKET VALUE		685,304
SOH/AGL Deduction		71,902
ASSESSED VALUE		613,402
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		562,680
TOTAL JUST VALUE		685,304
NCON VALUE		553,864
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004151	PRIVATE PROVIDER	554,984	04/11/2024
230007159	NEW SFR	554,984	06/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2568/1556	6/07/2022	WD	Q	V	01	149,000
GRANTOR: DEFEE ANTHONY						
GRANTEE: BRINSON CHRISTOPHER						
2387/0091	8/21/2020	WD	Q	V	01	55,000
GRANTOR: EMMONS DAVID						
GRANTEE: DEFEE ANTHONY						

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	0	100	0	0	1,275.00	SF	5.20	5.20	100	2025	2024		100	6,630	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2025;ORIG=66,9] E33 S7 S3 W33 N10 $
FOP=[YR=2025;ORIG=62,59] E59 N14 W8 S6 W14 N6 W15 S6 W14 N6 W8 S14 $
FUS=[YR=2025;ORIG=7,32] E9 E4 E16 N7 E12 S7 W4 S4 E6 S12 W14 N3 W15 S3 W14 N16 $
FGR=[YR=2025;ORIG=125,-17] S36 W10 N3 W9 S7 W7 N4 N3 N33 E26 $
BAS=[YR=2025;ORIG=55,45] E7 E8 S6 E14 N6 E15 S6 E14 N6 E8 E6 N26 W2 W10 N3 W9 S7 W7 N4 W33 W11 S26 $
FOP=[YR=2025;ORIG=16,32] E4 N10 W4 S10 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,130

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	4.80	AC		1.00	1.00	1.00	22,000.00	22,000.00	105,600							
2	009605	C	WETLANDS	100		PUD	0.00	0.00	3.80	AC		1.00	1.00	1.00	6,800.00	6,800.00	25,840							

REVIEW DATE 05/23/2024 BY WW Total Acres: 8.60 Total Land Value: 131,440 Market: 0 Agricultural: 0 Common: 131,440 PRINTED 07/30/2025 BY SYS