LOT 19
TUPELO PLANTATION PB 7/206

HAINES TIMOTHY & TAIGE REVOCABLE TRUST/HAINES TIMO
33230 WIREGRASS WAY
CALLAHAN, FL 32011

2025

16-1N-24-2090-0019-0000

BUILDING CHARACTERISTICS

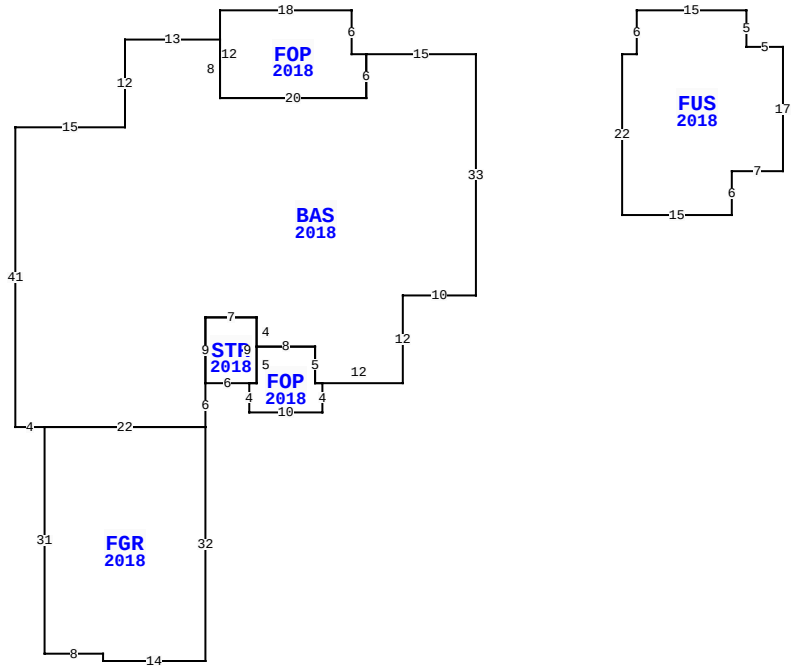
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	2,524	100	2018	2,524	393,173
FGR	696	55	2018	383	59,662
FOP	80	30	2018	24	3,738
FOP	228	30	2018	68	10,593
FUS	537	100	2018	537	83,650
STR	63	10	2018	6	935
TOTALS	4,128			3,542	551,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,542	101.1690	159.85	566,189	2018	2018	0	0	0	2.55	97.45

1 SFR CUST – 100% - 2019 Heated Area: 3061 HX Base Yr 2019



33230 WIREGRASS WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 4 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		753,550
TOTAL MARKET OB/XF VALUE		68,858
TOTAL LAND VALUE - MARKET		196,400
TOTAL MARKET VALUE		1,018,808
SOH/AGL Deduction		417,170
ASSESSED VALUE		601,638
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		550,916
TOTAL JUST VALUE		1,018,808
NCON VALUE		125,094
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		831,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009824	POOL HOUSE	174,471	08/01/2023
23002121	GARAGE	99,720	02/16/2023
22011494	SWIM POOL	50,000	07/27/2022
18007177	CO ISSUED	0	07/16/2018
17003565	NEW CONSTR	386,726	06/29/2017
17003568	GARAGE	41,131	06/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/0758	7/25/2022	QC	U	I	11	100
GRANTOR: HAINES TAIGE A & TIMO						
GRANTEE: HAINES TIMOTHY & TA						
1912/0699	3/06/2014	WD	Q	V	02	71,500
GRANTOR: SALTMARSH ERNIE & CHR						
GRANTEE: HAINES TAIGE A & TI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W15 FOP=[YR=2018] W2 N6 W18 S12 E20 N6$ S6 W20 N8 W13 S12 W15 S41 E4 FGR=[YR=2018] S31 E8 S1 E14 N32 W22$ E22 N6 STR=[YR=2018] E6 FOP=[YR=2018] S4 E10 N4 W1 N5 W8 S5 W1$ E1 N9 W7 S9$ N9 E7 S4 E8 S5 E12 N12 E10 N33$ PTR=E20 FUS=[YR=2018] E2 N6 E15 S5 E5 S17 W7 S6 W15 N22$ W20$.

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	0812	CONCRETE C	0	100	0	0	1,619.00	SF	4.00	4.00	100	2018	2018	3	97	6,282	
2	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2022	2022	3	95	36,338	
3	0855	CONC PAVER	0	100	0	0	1,900.00	SF	10.00	10.00	100	2022	2022	3	99	18,810	
4	0810	CONCRETE A	0	100	0	0	490.00	SF	6.50	6.50	100	2022	2022	3	99	3,153	
5	0680	POLE SHED	0	100	25	18	450.00	SF	10.00	10.00	100	2022	2022	3	95	4,275	

LAND DESCRIPTION

TOTAL OB/XF 68,858

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	8.00	AC		1.00	1.00	1.00	22,000.00	22,000.00	176,000							
2	009605	C	WETLANDS	100		PUD	0.00	0.00	3.00	AC		1.00	1.00	1.00	6,800.00	6,800.00	20,400							

REVIEW DATE 08/14/2024 BY WW Total Acres: 11.00 Total Land Value: 196,400 Market: 0 Agricultural: 0 Common: 196,400 PRINTED 07/30/2025 BY SYS

LOT 19
TUPELO PLANTATION PB 7/206

HAINES TIMOTHY & TAIGE REVOCABLE TRUST/HAINES TIMO
33230 WIREGRASS WAY
CALLAHAN, FL 32011

2025

16-1N-24-2090-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

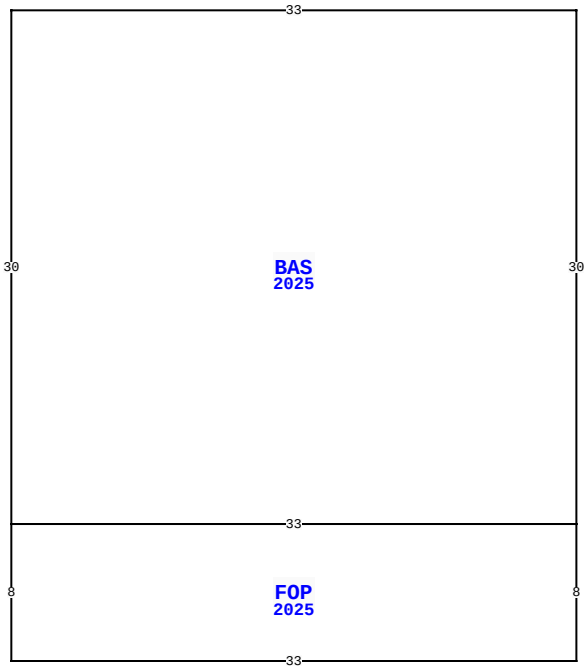
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	990	100	2025	990	115,850
FOP	264	30	2025	79	9,245
TOTALS	1,254			1,069	125,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,069	117.0240	117.02	125,094	2024	2024	0	0	0	0.00	100.00

2 SINGLE FAM – 100% - 2025 Heated Area: 990 HX Base Yr 2019



33230 WIREGRASS WAY, 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		753,550
TOTAL MARKET OB/XF VALUE		68,858
TOTAL LAND VALUE - MARKET		196,400
TOTAL MARKET VALUE		1,018,808
SOH/AGL Deduction		417,170
ASSESSED VALUE		601,638
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		550,916
TOTAL JUST VALUE		1,018,808
NCON VALUE		125,094
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		831,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/0758	7/25/2022	QC	U	I	11	100
GRANTOR: HAINES TAIGE A & TIMO						
GRANTEE: HAINES TIMOTHY & TA						
1912/0699	3/06/2014	WD	Q	V	02	71,500
GRANTOR: SALTMARSH ERNIE & CHR						
GRANTEE: HAINES TAIGE A & TI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=60,0] E33 S30 W33 N30 $
FOP=[YR=2025;ORIG=60,30] E33 S8 W33 N8 $
.

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 08/14/2024 BY WW Total Acres: 11.00 Total Land Value: 196,400 Market: 0 Agricultural: 0 Common: 196,400 PRINTED 07/30/2025 BY SYS

LOT 19
TUPELO PLANTATION PB 7/206

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33230 WIREGRASS WAY
CALLAHAN, FL 32011

2025

16-1N-24-2090-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 70
Interior Wall	01	MINIMUM 30
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

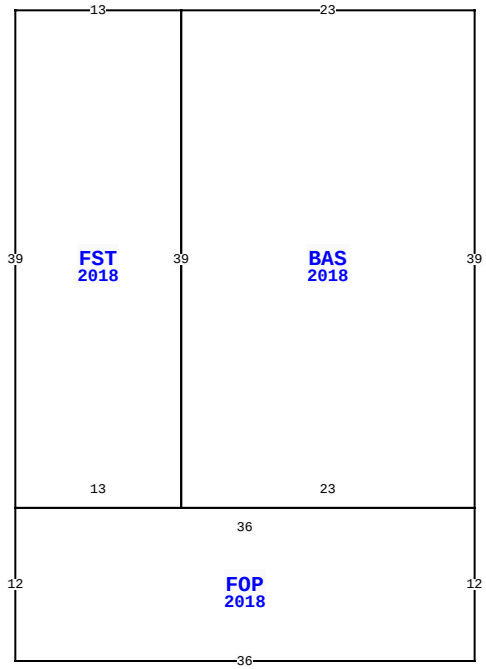
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	897	100	2018	897	31,308
FOP	432	30	2018	130	4,537
FST	507	55	2018	279	9,737
TOTALS	1,836			1,306	45,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,306	100.3444	37.13	48,492	2018	2018	0	0	0	6.00	94.00

3 GARAGE RES – 100% - 2019 Heated Area: 897 HX Base Yr 2019



33230 WIREGRASS WAY, 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		753,550
TOTAL MARKET OB/XF VALUE		68,858
TOTAL LAND VALUE - MARKET		196,400
TOTAL MARKET VALUE		1,018,808
SOH/AGL Deduction		417,170
ASSESSED VALUE		601,638
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		550,916
TOTAL JUST VALUE		1,018,808
NCON VALUE		125,094
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		831,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/0758	7/25/2022	QC	U	I	11	100
GRANTOR: HAINES TAIGE A & TIMO						
GRANTEE: HAINES TIMOTHY & TA						
1912/0699	3/06/2014	WD	Q	V	02	71,500
GRANTOR: SALTMARSH ERNIE & CHR						
GRANTEE: HAINES TAIGE A & TI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W23 FST=[YR=2018] W13 S39 FOP=[YR=2018] S12 E36 N12 W36$ E13 N39$ S39 E23 N39$.

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 08/14/2024 BY WW Total Acres: 11.00 Total Land Value: 196,400 Market: 0 Agricultural: 0 Common: 196,400 PRINTED 07/30/2025 BY SYS

LOT 19
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2025

16-1N-24-2090-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

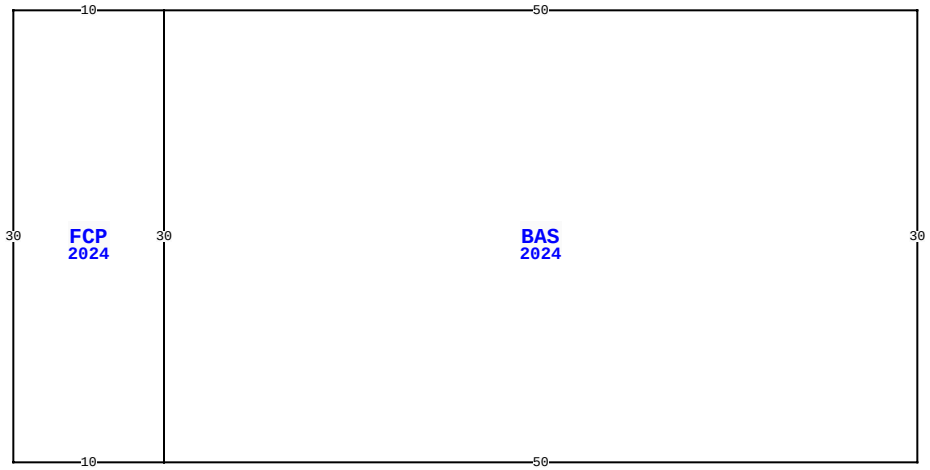
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Interior Floo	01	NONE 0
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
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	1,500	100	2024	1,500	29,641
FCP	300	25	2024	75	1,482
TOTALS	1,800			1,575	31,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,575	53.9580	19.96	31,437	2023	2023	0	0	0	1.00	99.00

4 GARAGE RES – 100% - 2024 Heated Area: 1500 HX Base Yr 2019



33230 WIREGRASS WAY, 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		753,550
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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		831,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/0758	7/25/2022	QC	U	I	11	100
GRANTOR: HAINES TAIGE A & TIMO						
GRANTEE: HAINES TIMOTHY & TA						
1912/0699	3/06/2014	WD	Q	V	02	71,500
GRANTOR: SALTMARSH ERNIE & CHR						
GRANTEE: HAINES TAIGE A & TI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,20] W50 S30 E50 N30 $
FCP=[YR=2024;ORIG=90,20] W10 S30 E10 N30 $
.

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 08/14/2024 BY WW Total Acres: 11.00 Total Land Value: 196,400 Market: 0 Agricultural: 0 Common: 196,400 PRINTED 07/30/2025 BY SYS