LOT 21
TUPELO PLANTATION PB 7/206

RODIS CHRISTOS & NICOLE
33272 WIREGRASS WAY
CALLAHAN, FL 32011

2025

16-1N-24-2090-0021-0000

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

33272 WIREGRASS WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	03/13/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	209,220
TOTAL MARKET VALUE	209,220
SOH/AGL Deduction	38,500
ASSESSED VALUE	170,720
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,720
TOTAL JUST VALUE	209,220
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250003241	NSFR (T)4303 (H)2	541,673	03/31/2025
B250000248	METAL BUILDING T-	10,000	01/08/2025
B240003287	NSFR (T)4303 (H)2	541,673	03/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2635/1847	5/01/2023	WD	Q	V	01	180,500
GRANTOR: LINDBERG JAMES R						
GRANTEE: RODIS CHRISTOS & NI						
1418/1409	6/08/2006	WD	Q	V		135,000
GRANTOR: TUPELO PLANTATION DEV						
GRANTEE: LINDBERG JAMES R						

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			8.10	AC		1.00	1.00	1.00	22,000.00	22,000.00	178,200							
2	009605	C	WETLANDS	0		PUD			4.70	AC		1.00	1.00	1.00	6,600.00	6,600.00	31,020							

REVIEW DATE 06/26/2025 BY WW Total Acres: 12.80 Total Land Value: 209,220 Market: 0 Agricultural: 0 Common: 209,220 PRINTED 07/30/2025 BY SYS