LOT 22
TUPELO PLANTATION PB 7/206

LEWIS MICHAEL WAYNE & CHRISTEN HELTON
33294 WIREGRASS WAY
CALLAHAN, FL 32011

2025

16-1N-24-2090-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

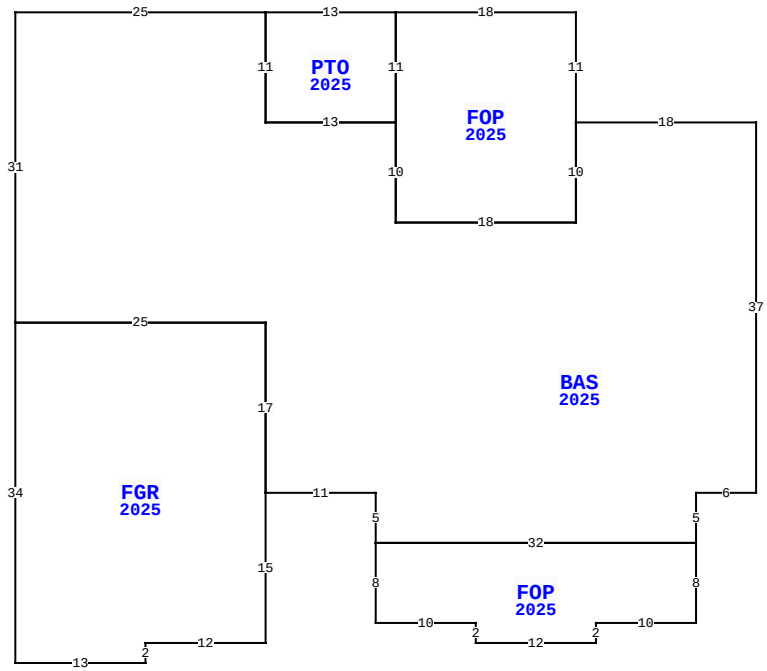
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,568	100	2025	2,568	379,627
FGR	826	55	2025	454	67,115
FOP	280	30	2025	84	12,418
FOP	378	30	2025	113	16,705
PTO	143	5	2025	7	1,035
TOTALS	4,195			3,226	476,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,226	93.5640	147.83	476,900	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2568 HX Base Yr 2025



33294 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		492,829
TOTAL MARKET OB/XF VALUE		13,778
TOTAL LAND VALUE - MARKET		210,120
TOTAL MARKET VALUE		716,727
SOH/AGL Deduction		0
ASSESSED VALUE		716,727
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		666,005
TOTAL JUST VALUE		716,727
NCON VALUE		506,607
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240010330	CO ISSUED		09/09/2024
B240006883	NON AG BARN T-329	105,737	06/11/2024
B240001751	NSFR (T)4077 (H)2	501,180	02/13/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2663/1326	8/23/2023	WD	Q	V	01	200,000
GRANTOR: FOX BARRY S						
GRANTEE: LEWIS MICHAEL WAYNE						
2520/1171	12/06/2021	WD	Q	V	01	125,000
GRANTOR: THIOUNN VANNAK & LYN						
GRANTEE: FOX BARRY S & MERRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=140,20] W18 S10 W18 N10 W13 N11 W25 S31 E25 S17 E11 S5 E32 N5 E6 N37 $
FGR=[YR=2025;ORIG=66,40] E25 S17 S15 W12 S2 W13 N34 $
PTO=[YR=2025;ORIG=91,9] E13 S11 W13 N11 $
FOP=[YR=2025;ORIG=102,62] E32 S8 W10 S2 W12 N2 W10 N8 $
FOP=[YR=2025;ORIG=104,9] S11 S10 E18 N10 N11 W18 $
.

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	1,015.00	SF	5.20	5.20	100	2025	2024		100	5,278	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	
3	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 13,778

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			8.50	AC		1.00	1.00	1.00	22,000.00	22,000.00	187,000							
2	009605	C	WETLANDS	100		PUD			3.40	AC		1.00	1.00	1.00	6,800.00	6,800.00	23,120							

REVIEW DATE 08/14/2024 BY WW Total Acres: 11.90 Total Land Value: 210,120 Market: 0 Agricultural: 0 Common: 210,120 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	29	NONE 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 70
Interior Floo	03	CONC FINSH 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

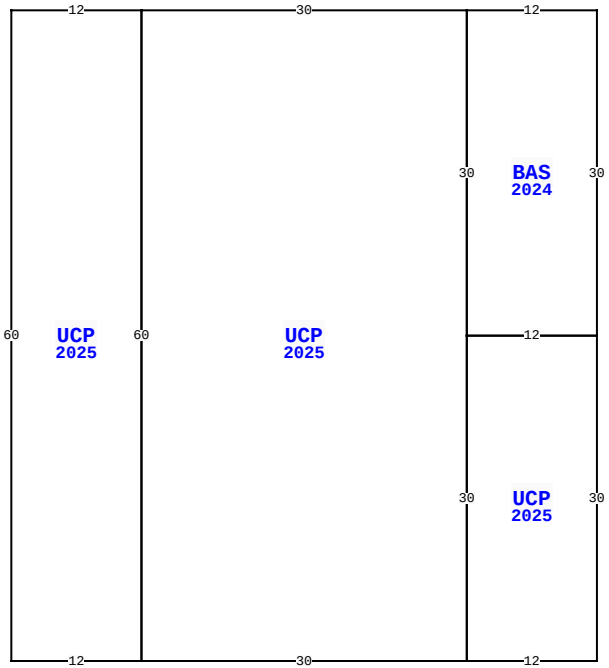
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2024	360	6,126
UCP	360	20	2025	72	1,226
UCP	720	20	2025	144	2,450
UCP	1,800	20	2025	360	6,126
TOTALS	3,240			936	15,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	936	46.4508	17.19	16,090	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 360 HX Base Yr 2025



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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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GRANTOR: THIOUNN VANNAK & LYN						
GRANTEE: FOX BARRY S & MERRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=68,10] E12 S30 W12 N30 $
UCP=[YR=2025;ORIG=68,40] E12 S30 W12 N30 $
UCP=[YR=2025;ORIG=38,10] E30 S30 S30 W30 N60 $
UCP=[YR=2025;ORIG=26,10] E12 S60 W12 N60 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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