LOT 24
ESMT IN OR 2611-1258
TUPELO PLANTATION PB 7/206

HAMBY KELVIN E & GLENDA I
34098 LOBLOLLY LN
CALLAHAN, FL 32011

2025

16-1N-24-2090-0024-0000

BUILDING CHARACTERISTICS

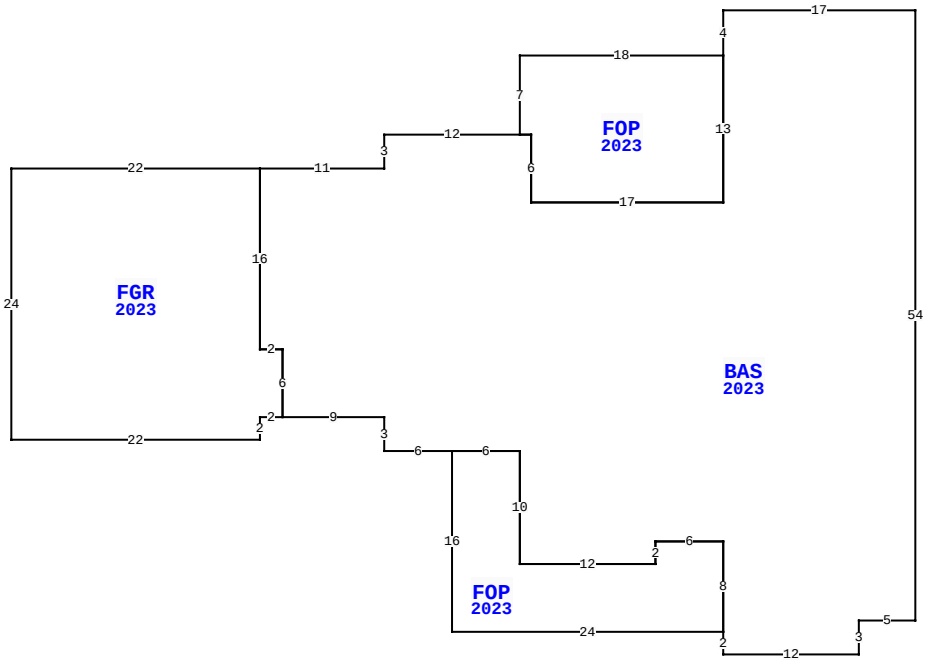
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,090	100	2023	2,090	316,698
FGR	540	55	2023	297	45,004
FOP	216	30	2023	65	9,849
FOP	228	30	2023	68	10,304
TOTALS	3,074			2,520	381,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,520	95.9040	151.53	381,856	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2090 HX Base Yr 2024



34098 LOBLOLLY LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		381,856
TOTAL MARKET OB/XF VALUE		8,570
TOTAL LAND VALUE - MARKET		138,720
TOTAL MARKET VALUE		529,146
SOH/AGL Deduction		163,209
ASSESSED VALUE		365,937
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		315,215
TOTAL JUST VALUE		529,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		496,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001992	CO ISSUED	0	02/15/2023
22003657	NEW CONSTR	302,664	03/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2434/0604	2/12/2021	WD	Q	V	02	81,000
GRANTOR: SHAUGHNESSY DENNIS ED						
GRANTEE: HAMBY KELVIN E & GL						
1895/0810	12/12/2013	WD	Q	V	01	46,500
GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: SHAUGHNESSY DENNIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=130,10] W17 S4 S13 W17 N6 W1 W12 S3 W11 S16 E2 S6 E9 S3 E6 E6 S10 E12 N2 E6 S8 S2 E12 N3 E5 N54 $
FGR=[YR=2023;ORIG=72,24] W22 S24 E22 N2 E2 N6 W2 N16 $
FOP=[YR=2023;ORIG=113,14] W18 S7 E1 S6 E17 N13 $
FOP=[YR=2023;ORIG=95,49] W6 S16 E24 N8 W6 S2 W12 N10 $
.

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	975.00	SF	5.20	5.20	100	2024	2023		100	5,070	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 8,570

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	5.10	AC		1.00	1.00	1.00	22,000.00	22,000.00	112,200							
2	009605	C	WETLANDS	100		PUD	0.00	0.00	3.90	AC		1.00	1.00	1.00	6,800.00	6,800.00	26,520							

REVIEW DATE 06/16/2023 BY MLU Total Acres: 9.00 Total Land Value: 138,720 Market: 0 Agricultural: 0 Common: 138,720 PRINTED 07/30/2025 BY SYS