LOT 27
IN OR 1445/78
TUPELO PLANTATION PB 7/206

KING DARRELL B & RUTH M
5577 AUTMNBROOK COURT
JACKSONVILLE, FL 32258

2025

16-1N-24-2090-0027-0000

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

33311 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	198,680
TOTAL MARKET VALUE	198,680
SOH/AGL Deduction	119,755
ASSESSED VALUE	78,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,925
TOTAL JUST VALUE	198,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/0078	9/18/2006	WD	Q	V		156,800

GRANTOR: TUPELO PLANTATION DEV
GRANTEE: KING DARRELL B & RU

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	0.00	0.00	9.00	AC		1.00	1.00	1.00	22,000.00	22,000.00	198,000							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	0.10	AC		1.00	1.00	1.00	6,800.00	6,800.00	680							

REVIEW DATE 05/07/2025 BY MLU Total Acres: 9.10 Total Land Value: 198,680 Market: 0 Agricultural: 0 Common: 198,680 PRINTED 07/30/2025 BY SYS