LOT 28
IN OR 1429/1762
TUPELO PLANTATION PB 7/206

JOUDI RAYMOND
33293 WIREGRASS WAY
CALLAHAN, FL 32011

2025

16-1N-24-2090-0028-0000

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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

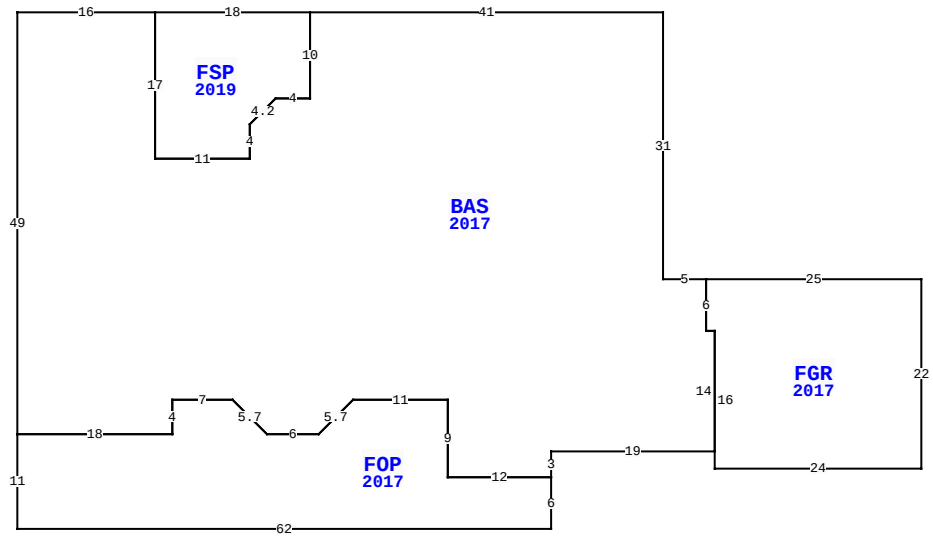
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,526	100	2017	3,526	522,165
FGR	534	55	2017	294	43,538
FOP	710	30	2017	213	31,543
FSP	262	40	2019	105	15,549
TOTALS	5,032			4,138	612,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,138	96.6240	152.67	631,748	2017	2017	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2018 Heated Area: 3526 HX Base Yr 2018



33293 WIREGRASS WAY, CALLAHAN

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

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	949.00	SF	5.20	5.20	100	2017	2017	3	96	4,737	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395	
3	0510	GARAGE WD-	0	100	40	26	1,040.00	SF	52.50	52.50	100	2017	2017	3	81	44,226	
4	0861	POOL GUNIT	0	100	32	15	480.00	SF	85.00	85.00	100	2019	2019	3	87	35,496	
5	0855	CONC PAVER	0	100	0	0	1,682.00	SF	10.00	10.00	100	2019	2019	3	97	16,315	
6	0350	CARPORT WD	0	100	20	16	320.00	SF	13.00	13.00	100	2019	2019	3	82	3,411	
7	0810	CONCRETE A	0	100	0	0	296.00	SF	6.50	6.50	100	2019	2019	3	97	1,866	
8	0350	CARPORT WD	0	100	30	20	600.00	SF	13.00	13.00	100	2025	2022		93	7,254	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		612,796
TOTAL MARKET OB/XF VALUE		116,700
TOTAL LAND VALUE - MARKET		245,040
TOTAL MARKET VALUE		974,536
SOH/AGL Deduction		575,914
ASSESSED VALUE		398,622
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		347,900
TOTAL JUST VALUE		974,536
NCON VALUE		7,254
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		942,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000664	SWIM POOL	71,060	01/22/2019
1704031	CO ISSUED	0	05/08/2017
1701413	GARAGE	46,415	03/03/2017
B1633242	NEW CONSTR	441,161	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/1762	7/21/2006	WD	Q	V		180,000

GRANTOR: TUPELO PLANTATION DEV
GRANTEE: JOUDI RAYMOND

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2017] W25 BAS=[YR=2017] W5 N31 W41 FSP=[YR=2019] W18 S17 E11 N4 U3 R3 E4 N10$ S10 W4 D3 L3 S4 W11 N17 W16 S49 FOP=[YR=2017] S11 E62 N6 W12 N9 W11 D4 L4 W6 U4 L4 W7 S4 W18$ E18 N4 E7 D4 R4 E6 U4 R4 E11 S9 E12 N3 E19 N14 W1 N6$ S6 E1 S16 E24 N22$.

LAND DESCRIPTION

TOTAL OB/XF 116,700

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	13.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	243,000							
2	009605	C	WETLANDS	100		PUD			0.30	AC		1.00	1.00	1.00	6,800.00	6,800.00	2,040							

REVIEW DATE 01/03/2020 BY TW Total Acres: 13.80 Total Land Value: 245,040 Market: 0 Agricultural: 0 Common: 245,040 PRINTED 07/30/2025 BY SYS