LOT 30
TUPELO PLANTATION PB 7/206

HALE GORDON & ISABELLA
13292 AVERY PARK LN
JACKSONVILLE, FL 32218

2025

16-1N-24-2090-0030-0000

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

33261 WIREGRASS WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	223,280
TOTAL MARKET VALUE	223,280
SOH/AGL Deduction	0
ASSESSED VALUE	223,280
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	223,280
TOTAL JUST VALUE	223,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006565	NEW RES AC	138,225	06/17/2025
B240012215	PRIVATE PROVIDER	686,779	10/30/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2661/1321	8/11/2023	WD	Q	V	01	270,000
GRANTOR: COLSEN KEN D & LINDA						
GRANTEE: HALE GORDON & ISABE						
2450/0967	3/30/2021	WD	Q	V	01	114,000
GRANTOR: PAIGHT NINA & DONALD						
GRANTEE: COLSEN KEN D & LIND						

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	11.80	AC		1.00	1.00	1.00	18,000.00	18,000.00	212,400							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	1.60	AC		1.00	1.00	1.00	6,800.00	6,800.00	10,880							

REVIEW DATE 06/27/2025 BY WW Total Acres: 13.40 Total Land Value: 223,280 Market: 0 Agricultural: 0 Common: 223,280 PRINTED 07/30/2025 BY SYS