LOT 31
TUPELO PLANTATION PB 7/206

PAQUIN BRUCE J & PEGGY SUE L/E/
33247 WIREGRASS WAY
CALLAHAN, FL 32011

2025

16-1N-24-2090-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

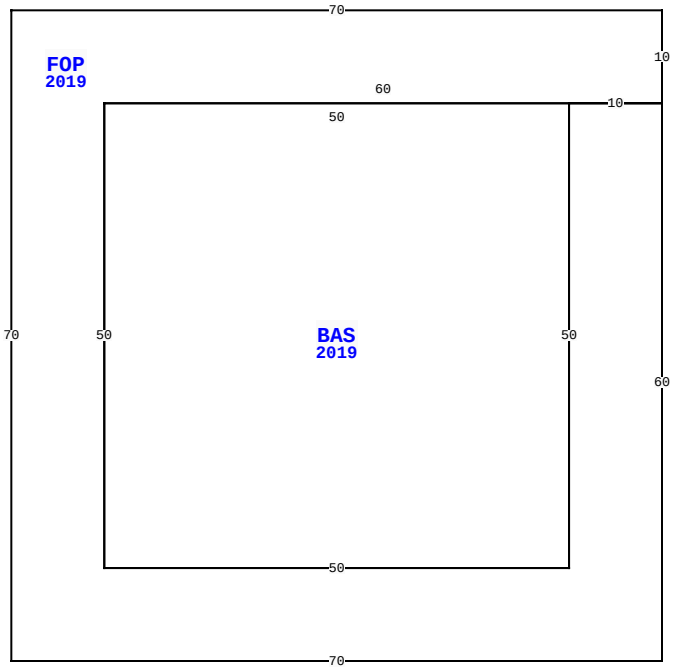
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	05	STEEL 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	2,500	100	2019	2,500	364,119
FOP	2,400	30	2019	720	104,866
TOTALS	4,900			3,220	468,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,220	94.0608	148.62	478,556	2019	2019	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2020 Heated Area: 2500 HX Base Yr 2020



33247 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		694,074
TOTAL MARKET OB/XF VALUE		108,830
TOTAL LAND VALUE - MARKET		186,120
TOTAL MARKET VALUE		989,024
SOH/AGL Deduction		395,709
ASSESSED VALUE		593,315
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		537,593
TOTAL JUST VALUE		989,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		958,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001961	NEW CONSTR	78,870	02/27/2019
19001764	CO ISSUED	0	02/22/2019
18011078	SWIM POOL	39,288	11/05/2018
18010038	XFOB	20,577	10/03/2018
17007363	GARAGE	139,459	02/01/2018
17007360	NEW CONSTR	345,479	11/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2793/1750	6/11/2025	LE	U	I	11	100
GRANTOR: PAQUIN BRUCE J & PEGG						
GRANTEE: PAQUIN REVOCABLE FA						
1892/1085	11/25/2013	WD	Q	V	01	76,000
GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: PAQUIN BRUCE J & PE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W70 S70 E70 N60 W10 BAS=[YR=2019] W50 S50 E50 N50$ S50 W50 N50 E60 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	0812	CONCRETE C	0	100	0	0	2,317.00	SF	4.00	4.00	100	2019	2019	3	97	8,990	
2	0861	POOL GUNIT	0	100	38	21	798.00	SF	85.00	85.00	100	2019	2019	3	87	59,012	
3	0845	KOOL DECK	0	100	0	0	1,642.00	SF	7.25	7.25	100	2019	2019	3	97	11,547	
4	0462	ST/AL FNC	0	100	156	4	624.00	SF	10.00	10.00	100	2019	2019	3	87	5,429	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	82	4,100	
6	0812	CONCRETE C	0	100	0	0	2,176.00	SF	4.00	4.00	100	2020	2020	3	98	8,530	
7	0803	ASPHALT C	0	100	0	0	6,680.00	SF	2.00	2.00	100	2020	2020	3	84	11,222	

LAND DESCRIPTION

TOTAL OB/XF 108,830

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	10.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	180,000							
2	009605	C	WETLANDS	100		PUD	0.00	0.00	0.90	AC		1.00	1.00	1.00	6,800.00	6,800.00	6,120							

REVIEW DATE 02/03/2021 BY TW Total Acres: 10.90 Total Land Value: 186,120 Market: 0 Agricultural: 0 Common: 186,120 PRINTED 07/30/2025 BY SYS

LOT 31
TUPELO PLANTATION PB 7/206

PAQUIN BRUCE J & PEGGY SUE L/E/
33247 WIREGRASS WAY
CALLAHAN, FL 32011

2025

16-1N-24-2090-0031-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

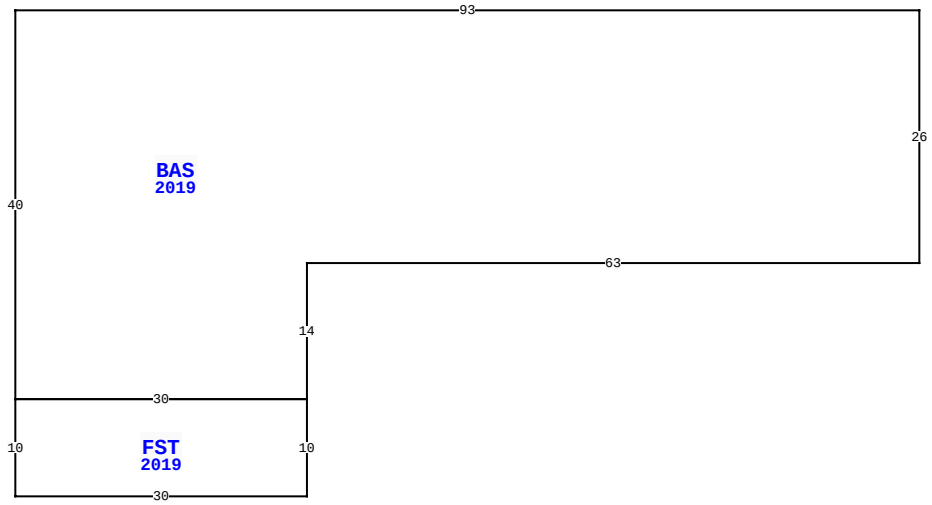
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,838	100	2019	2,838	85,493
FST	300	55	2019	165	4,970
TOTALS	3,138			3,003	90,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	3,003	85.6980	31.71	95,225	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2020 Heated Area: 2838 HX Base Yr 2020



33247 WIREGRASS WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 2 of 4 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		694,074
TOTAL MARKET OB/XF VALUE		108,830
TOTAL LAND VALUE - MARKET		186,120
TOTAL MARKET VALUE		989,024
SOH/AGL Deduction		395,709
ASSESSED VALUE		593,315
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		537,593
TOTAL JUST VALUE		989,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		958,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2793/1750	6/11/2025	LE	U	I	11	100
GRANTOR: PAQUIN BRUCE J & PEGG						
GRANTEE: PAQUIN REVOCABLE FA						
1892/1085	11/25/2013	WD	Q	V	01	76,000
GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: PAQUIN BRUCE J & PE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W93 S40 FST=[YR=2019] S10 E30 N10 W30$ E30 N14 E63 N26$.

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

REVIEW DATE 02/03/2021 BY TW Total Acres: 10.90 Total Land Value: 186,120 Market: 0 Agricultural: 0 Common: 186,120 PRINTED 07/30/2025 BY SYS

LOT 31
TUPELO PLANTATION PB 7/206

PAQUIN BRUCE J & PEGGY SUE L/E/
33247 WIREGRASS WAY
CALLAHAN, FL 32011

2025

16-1N-24-2090-0031-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	11	CLAY TILE 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

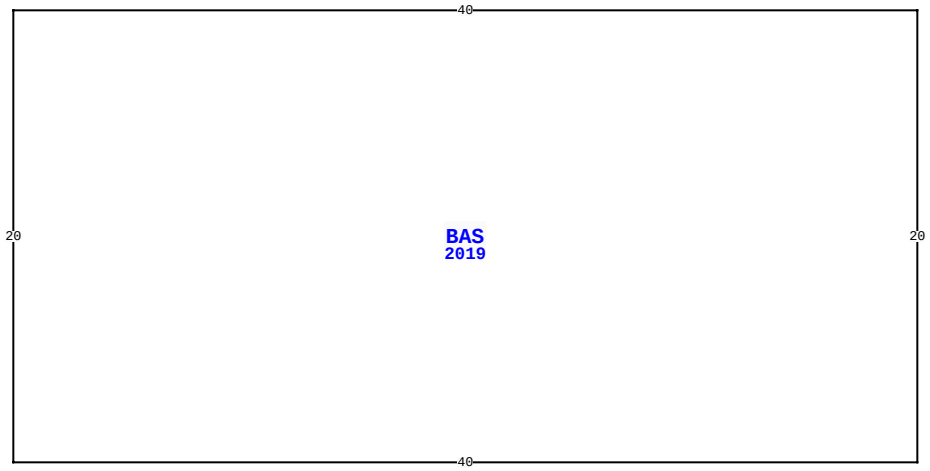
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	2019	800	22,467
TOTALS	800			800	22,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	800	54.2685	28.76	23,008	2019	2019	0	0	0	2.35	97.65

3 ACCESORY U – 100% - 2020 Heated Area: 800 HX Base Yr 2020



33247 WIREGRASS WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 3 of 4 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		694,074
TOTAL MARKET OB/XF VALUE		108,830
TOTAL LAND VALUE - MARKET		186,120
TOTAL MARKET VALUE		989,024
SOH/AGL Deduction		395,709
ASSESSED VALUE		593,315
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		537,593
TOTAL JUST VALUE		989,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		958,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2793/1750	6/11/2025	LE	U	I	11	100
GRANTOR: PAQUIN BRUCE J & PEGG						
GRANTEE: PAQUIN REVOCABLE FA						
1892/1085	11/25/2013	WD	Q	V	01	76,000
GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: PAQUIN BRUCE J & PE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W40 S20 E40 N20$.

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

REVIEW DATE 02/03/2021 BY TW Total Acres: 10.90 Total Land Value: 186,120 Market: 0 Agricultural: 0 Common: 186,120 PRINTED 07/30/2025 BY SYS

LOT 31
TUPELO PLANTATION PB 7/206

PAQUIN BRUCE J & PEGGY SUE L/E/
33247 WIREGRASS WAY
CALLAHAN, FL 32011

2025

16-1N-24-2090-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

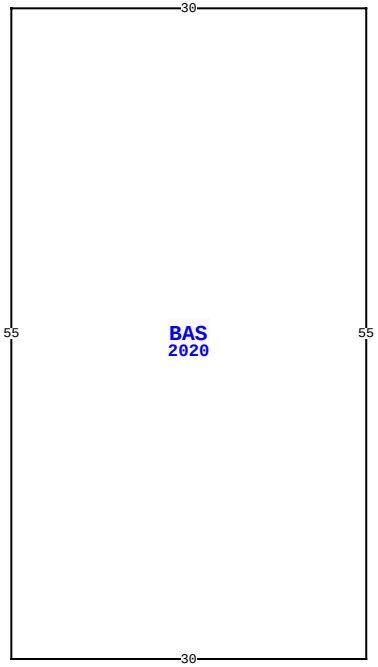
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	2020	1,650	112,159
TOTALS	1,650			1,650	112,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,650	130.2030	69.01	113,866	2020	2020	0	0	0	1.50	98.50

4 ACCESORY U – 100% - 2020 Heated Area: 1650 HX Base Yr 2020



33247 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		694,074
TOTAL MARKET OB/XF VALUE		108,830
TOTAL LAND VALUE - MARKET		186,120
TOTAL MARKET VALUE		989,024
SOH/AGL Deduction		395,709
ASSESSED VALUE		593,315
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		537,593
TOTAL JUST VALUE		989,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		958,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2793/1750	6/11/2025	LE	U	I	11	100
GRANTOR: PAQUIN BRUCE J & PEGG						
GRANTEE: PAQUIN REVOCABLE FA						
1892/1085	11/25/2013	WD	Q	V	01	76,000
GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: PAQUIN BRUCE J & PE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 S55 E30 N55$.

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

REVIEW DATE 02/03/2021 BY TW Total Acres: 10.90 Total Land Value: 186,120 Market: 0 Agricultural: 0 Common: 186,120 PRINTED 07/30/2025 BY SYS