

SOWERS ASHLEY NICOLE
34902 STEEPLE CHASE WAY
CALLAHAN, FL 32011

16-1N-24-2090-0037-0000

[illegible]

LOT 37
TUPELO PLANTATION PB 7/206
UTIL ESMT IN OR 2373-1207

SOWERS ASHLEY NICOLE
34902 STEEPLE CHASE WAY
CALLAHAN, FL 32011

2025

16-1N-24-2090-0037-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall		N/A 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	05	STEEL 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	1,920	100	2019	1,920	34,985
UCP	672	20	2019	134	2,442
TOTALS	2,592			2,054	37,426

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	2,054	51.8420	19.18	39,396	2019	2019	0	0	5.00	95.00
3 GARAGE RES - 100% - 2023 Heated Area: 1920 HX Base Yr 2023											
48 48 48 48 40 14 40 14 BAS 2019 UCP 2019											
34902 STEEPLE CHASE WAY, CALLAHAN											
						BLD DATE				LGL DATE	05/07/2025 MLU
						XF DATE				LAND DATE	
						INC DATE				AG DATE	

NASSAU COUNTY PROPERTY										PAGE 2 of 2		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE										593,068		
TOTAL MARKET OB/XF VALUE										5,501		
TOTAL LAND VALUE - MARKET										243,320		
TOTAL MARKET VALUE										841,889		
SOH/AGL Deduction										113,752		
ASSESSED VALUE										728,137		
TOTAL EXEMPTION VALUE					HX HB					50,722		
BASE TAXABLE VALUE										677,415		
TOTAL JUST VALUE										841,889		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										742,619		