LOT 41
TUPELO PLANTATION PB 7/206

KOVAR RUSSELL A & NATASHA NICHOLLE
27 RED TWIGG WAY
ST AUGUSTINE, FL 32092

2025

16-1N-24-2090-0041-0000

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	199,540
TOTAL MARKET VALUE	199,540
SOH/AGL Deduction	0
ASSESSED VALUE	199,540
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,540
TOTAL JUST VALUE	199,540
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240012883	NEW SFR		11/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2716/1664	6/04/2024	WD	Q	V	01	250,000
GRANTOR: GARRISON MATTHEW & CH						
GRANTEE: KOVAR RUSSELL A & N						
2626/0074	3/08/2023	WD	Q	V	02	170,000
GRANTOR: DEFEE ANTHONY H & LIN						
GRANTEE: GARRISON MATTHEW W						

34883 STEEPLE CHASE WAY, CALLAHAN

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

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	6.70	AC		1.00	1.00	1.00	22,000.00	22,000.00	147,400							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	7.90	AC		1.00	1.00	1.00	6,600.00	6,600.00	52,140							

REVIEW DATE 06/30/2025 BY WW Total Acres: 14.60 Total Land Value: 199,540 Market: 0 Agricultural: 0 Common: 199,540 PRINTED 07/30/2025 BY SYS