LOT 43
TUPELO PLANTATION PB 7/206

FOX BARRY S/KLUCHA-FOX MERRIL
96048 PALM BLUFF DR
FERNANDINA BEACH, FL 32034

2025

16-1N-24-2090-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

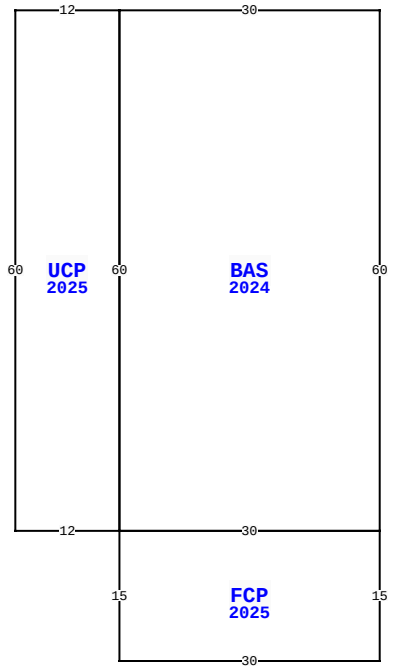
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2024	1,800	37,155
FCP	450	25	2025	112	2,312
UCP	720	20	2025	144	2,972
TOTALS	2,970			2,056	42,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,056	56.3500	20.85	42,868	2024	2024	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2025 Heated Area: 1800 HX Base Yr



34767 STEEPLE CHASE 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	42,439
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	154,300
TOTAL MARKET VALUE	196,739
SOH/AGL Deduction	2,775
ASSESSED VALUE	193,964
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,964
TOTAL JUST VALUE	196,739
NCON VALUE	42,439
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011227	PRIVATE PROVIDER	630,671	10/03/2024
B240000922	30X75 2250 TOTAL	129,987	01/24/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2659/1942	8/08/2023	WD	Q	V	01	205,000
GRANTOR: WRIGHT ANNA MARY LIVI						
GRANTEE: FOX BARRY S						
2369/0634	6/12/2020	SW	U	V	11	100
GRANTOR: WRIGHT ANNA MARY						
GRANTEE: WRIGHT ANNA MARY LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,-10] E30 S60 W30 N60 $
UCP=[YR=2025;ORIG=38,-10] E12 S60 W12 N60 $
FCP=[YR=2025;ORIG=50,50] E30 S15 W30 N15 $
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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	5.50	AC		1.00	1.00	1.00	22,000.00	22,000.00	121,000							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	11.10	AC		1.00	1.00	1.00	3,000.00	3,000.00	33,300							

REVIEW DATE 06/30/2025 BY WW Total Acres: 16.60 Total Land Value: 154,300 Market: 0 Agricultural: 0 Common: 154,300 PRINTED 07/30/2025 BY SYS