LOTS 44 & 45
TUPELO PLANTATION PB 7/206

BROWN CURTIS J & MARY L
34701 STEEPLE CHASE WAY
CALLAHAN, FL 32011

2025

16-1N-24-2090-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

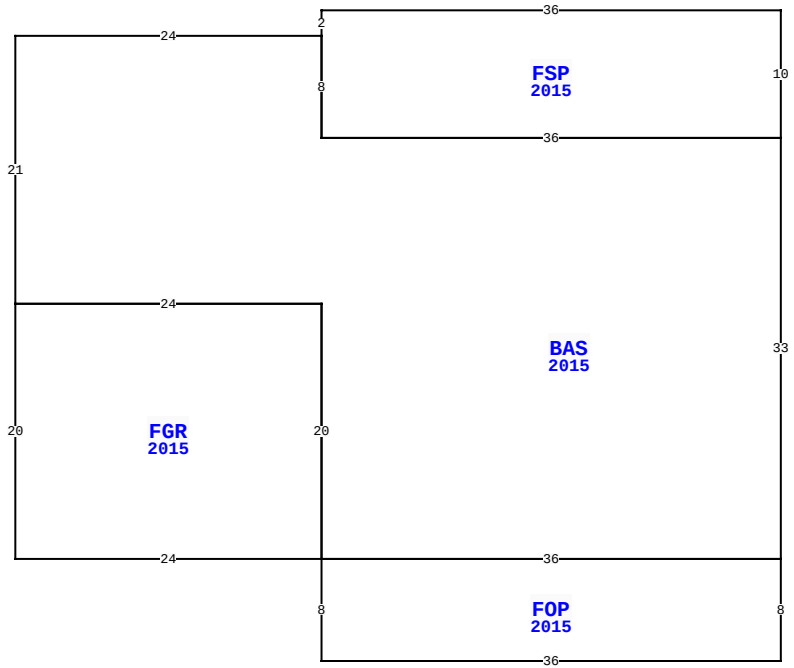
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,692	100	2015	1,692	262,555
FGR	480	55	2015	264	40,966
FOP	288	30	2015	86	13,345
FSP	360	40	2015	144	22,345
TOTALS	2,820			2,186	339,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,186	122.4510	161.64	353,345	2015	2015	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2016 Heated Area: 1692 HX Base Yr 2016



34701 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		361,472
TOTAL MARKET OB/XF VALUE		5,848
TOTAL LAND VALUE - MARKET		291,400
TOTAL MARKET VALUE		658,720
SOH/AGL Deduction		318,810
ASSESSED VALUE		339,910
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		289,188
TOTAL JUST VALUE		658,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		654,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008526	NEW ROOF	45,000	07/03/2023
B1529868	CO ISSUED	0	06/19/2015
B1530240	GARAGE	45,238	04/01/2015
E1528683	NEW CONSTR	0	01/31/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1895/0855	12/12/2013	WD	Q	V	02	53,900
GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: BROWN CURTIS J & MA						
1892/1107	11/27/2013	WD	Q	V	02	61,700
GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: BROWN CURTIS J & MA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] W36 S2 BAS=[YR=2015] W24 S21 FGR=[YR=2015] S20 E24 FOP=[YR=2015] S8 E36 N8 W36$ N20 W24$ E24 S20 E36 N33 W36 N8$ S8 E36 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	1,539.00	SF	4.00	4.00	100	2015	2015	3	95	5,848	

LAND DESCRIPTION

TOTAL OB/XF 5,848

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	8.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	144,000							
2	000100	C	RES	100		PUD			6.20	AC		1.00	1.00	1.00	18,000.00	18,000.00	111,600							
3	009605	C	WETLANDS	100					17.90	AC		1.00	1.00	1.00	2,000.00	2,000.00	35,800							

REVIEW DATE 07/19/2024 BY WWA Total Acres: 32.10 Total Land Value: 291,400 Market: 0 Agricultural: 0 Common: 291,400 PRINTED 07/30/2025 BY SYS

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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

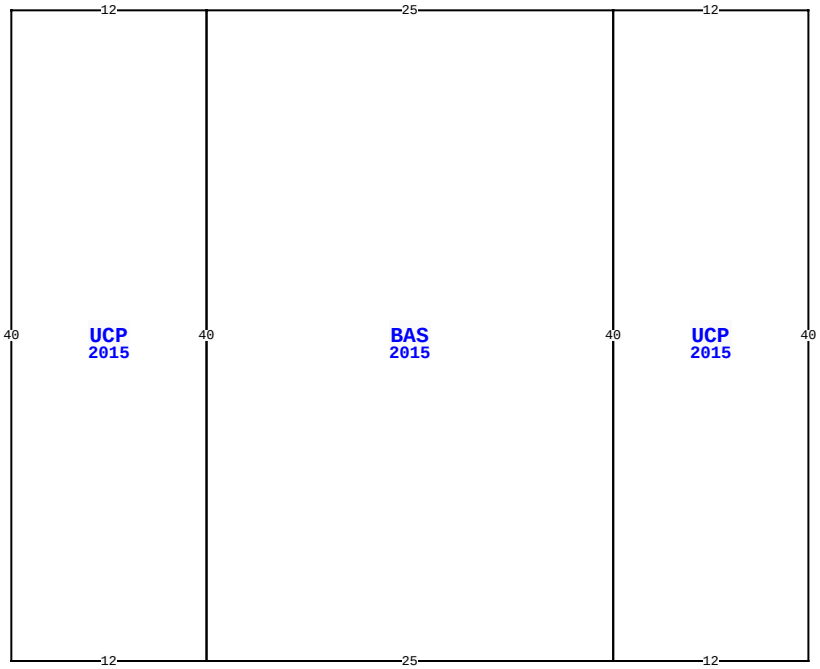
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	2015	1,000	18,675
UCP	480	20	2015	96	1,793
UCP	480	20	2015	96	1,793
TOTALS	1,960			1,192	22,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,192	56.0740	20.75	24,734	2015	2015	0	0	0	10.00	90.00

2 GARAGE RES – 100% - 2016 Heated Area: 1000 HX Base Yr 2016



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PREVIOUS YEAR MKT VALUE		654,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: BROWN CURTIS J & MA						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2015] W12 BAS=[YR=2015] W25 UCP=[YR=2015] W12 S40 E12 N40$ S40 E25 N40$ S40 E12 N40$.

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

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