LOT 50
TUPELO PLANTATION PB 7/206

HILGENDORF ANAMARIE & STEVEN
516 LUMPKIN STREET
JACKSONVILLE, FL 32222

2025

16-1N-24-2090-0050-0000

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

34249 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	187,200
TOTAL MARKET VALUE	187,200
SOH/AGL Deduction	0
ASSESSED VALUE	187,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,200
TOTAL JUST VALUE	187,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250002470	PRIVATE PROVIDER	645,055	03/10/2025
B240011796	5799 SQ FT SCREEN	30,000	10/21/2024
SP240009912	NEW SHOTCRETE SWI	313,050	08/27/2024
B240007026	METAL GARAGE (T)	295,022	06/13/2024
B240006387	NSFR (T) 4982 (H)	645,055	05/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2679/1684	11/15/2023	WD	Q	V	01	245,000
GRANTOR: ZARZUELA ALEXANDER BL						
GRANTEE: HILGENDORF ANAMARIE						
2641/415	5/15/2023	WD	Q	V	01	179,500
GRANTOR: NEIL RON M & JESSICA						
GRANTEE: ZARZUELA ALEXANDER						

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		OR			10.40	AC		1.00	1.00	1.00	18,000.00	18,000.00	187,200							

REVIEW DATE 06/27/2025 BY WW Total Acres: 10.40 Total Land Value: 187,200 Market: 0 Agricultural: 0 Common: 187,200 PRINTED 07/30/2025 BY SYS