LOT 51
TUPELO PLANTATION PB 7/206

MONTALVO JORGE MIGUEL RAMOS/VILLAREAL JOANNA
34175 STEEPLE CHASE WAY
CALLAHAN, FL 32011

2025

16-1N-24-2090-0051-0000

BUILDING CHARACTERISTICS

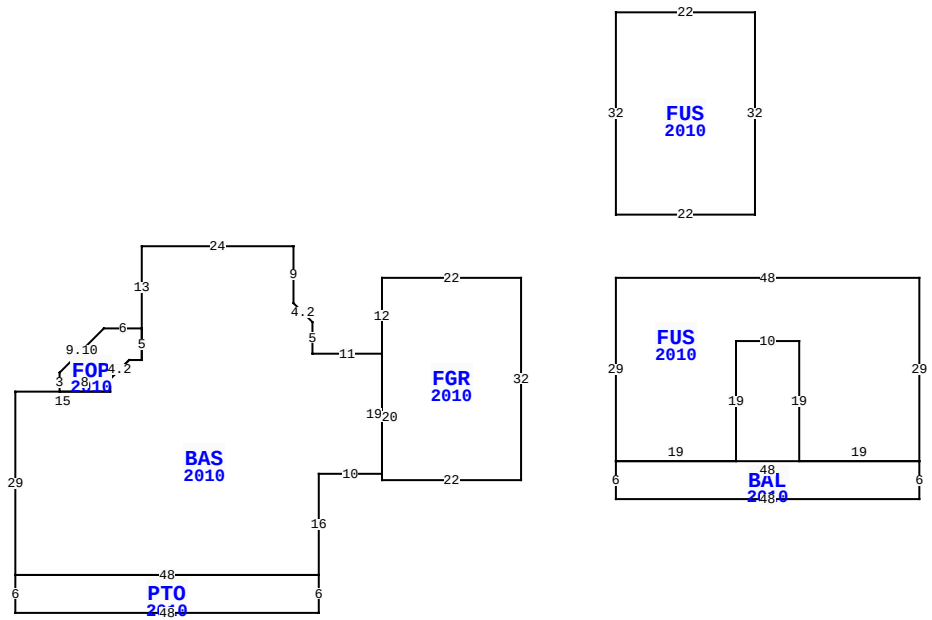
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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
BAL	288	15	2010	43	6,146
BAS	2,198	100	2010	2,198	314,147
FGR	704	55	2010	387	55,312
FOP	85	30	2010	26	3,716
FUS	704	100	2010	704	100,618
FUS	1,202	100	2010	1,202	171,795
PTO	288	5	2010	14	2,001
TOTALS	5,469			4,574	653,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,574	96.7500	152.86	699,182	2010	2010	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2025 Heated Area: 4104 HX Base Yr 2025



34175 STEEPLE CHASE WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		701,304
TOTAL MARKET OB/XF VALUE		9,908
TOTAL LAND VALUE - MARKET		198,680
TOTAL MARKET VALUE		909,892
SOH/AGL Deduction		338,918
ASSESSED VALUE		570,974
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		520,252
TOTAL JUST VALUE		909,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		729,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004882	GARAGE	84,222	06/05/2020
C22174	CO ISSUED	0	02/24/2010
R11780	REPAIR/RRF	5,000	03/01/2009
E21515	ELEC OTHER	4,000	12/01/2008
M14304	MECH OTHER	0	12/01/2008
B22174	NEW CONSTR	316,998	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2759/442	12/30/2024	WD	Q	I	01	1,185,000
GRANTOR: HARTFORD WILLIAM E &						
GRANTEE: MONTALVO JORGE MIGU						
1429/1861	7/21/2006	WD	Q	V		125,000
GRANTOR: TUPELO PLANTATION DEV						
GRANTEE: HARTFORD WILLIAM E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010;ORIG=-22,12] W11 N5 U3L3 N9 W24 S13 S5 W2 D3L3 S2 W15 S29 E48 N16 E10 N19 $
FUS=[YR=2010;ORIG=15,0] E48 S29 W19 N19 W10 S19 W19 N29 $
FGR=[YR=2010;ORIG=0,0] W22 S12 S20 E22 N32 $
FUS=[YR=2010;ORIG=15,-10] N32 E22 S32 W22 $
PTO=[YR=2010;ORIG=-80,47] S6 E48 N6 W48 $
BAL=[YR=2010;ORIG=63,29] S6 W48 N6 E48 $
FOP=[YR=2010;ORIG=-60,8] W6 D7L7 S3 E8 N2 U3R3 E2 N5 $
.

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	0680	POLE SHED	0	100	24	12	288.00	SF	10.00	10.00	100	2008	2008	3	48	1,382	
2	0855	CONC PAVER	0	100	0	0	870.00	SF	10.00	10.00	100	2020	2020	3	98	8,526	

LAND DESCRIPTION

TOTAL OB/XF 9,908

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	9.00	AC		1.00	1.00	1.00	22,000.00	22,000.00	198,000							
2	009605	C	WETLANDS	100		PUD	0.00	0.00	0.10	AC		1.00	1.00	1.00	6,800.00	6,800.00	680							

REVIEW DATE 03/21/2025 BY WWA Total Acres: 9.10 Total Land Value: 198,680 Market: 0 Agricultural: 0 Common: 198,680 PRINTED 07/30/2025 BY SYS

LOT 51
TUPELO PLANTATION PB 7/206

MONTALVO JORGE MIGUEL RAMOS/VILLAREAL JOANNA
34175 STEEPLE CHASE WAY
CALLAHAN, FL 32011

2025

16-1N-24-2090-0051-0000

NASSAU COUNTY PROPERTY

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	07	NONE 60
Interior Wall	04	PLYWOOD 40
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

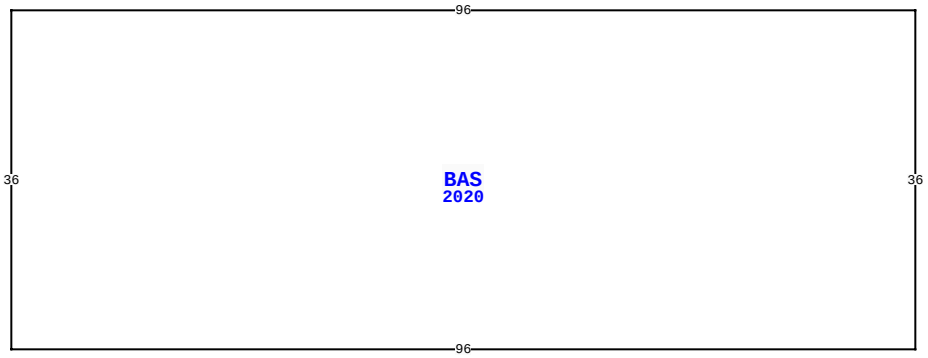
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,456	100	2020	3,456	47,569
TOTALS	3,456			3,456	47,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	3,456	56.9204	14.80	51,149	2020	2020	0	0	0	7.00	93.00

2 BARNS – 100% - 2025 Heated Area: 3456 HX Base Yr 2025



34175 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		701,304
TOTAL MARKET OB/XF VALUE		9,908
TOTAL LAND VALUE - MARKET		198,680
TOTAL MARKET VALUE		909,892
SOH/AGL Deduction		338,918
ASSESSED VALUE		570,974
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		520,252
TOTAL JUST VALUE		909,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		729,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P13612	OTHER	0	12/01/2008
M13451	MECH OTHER	0	11/01/2007
E18870	ELEC OTHER	4,000	03/01/2007
R10147	REPAIR/RRF	5,000	03/01/2007
B19559	NEW CONSTR	279,180	03/01/2007
P12184	OTHER	0	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2759/442	12/30/2024	WD	Q	I	01	1,185,000
GRANTOR: HARTFORD WILLIAM E &						
GRANTEE: MONTALVO JORGE MIGU						
1429/1861	7/21/2006	WD	Q	V		125,000
GRANTOR: TUPELO PLANTATION DEV						
GRANTEE: HARTFORD WILLIAM E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W96 S36 E96 N36$.

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

REVIEW DATE 03/21/2025 BY WWA Total Acres: 9.10 Total Land Value: 198,680 Market: 0 Agricultural: 0 Common: 198,680 PRINTED 07/30/2025 BY SYS