LOT 52
TUPELO PLANTATION PB 7/206

YOWN GARY & GAY FAMILY TRUST/YOWN GARY A CO TRUSTE
4314 VERONA AVE
JACKSONVILLE, FL 32210

2025

16-1N-24-2090-0052-0000

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

WIREGRASS 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	198,880
TOTAL MARKET VALUE	198,880
SOH/AGL Deduction	105,160
ASSESSED VALUE	93,720
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,720
TOTAL JUST VALUE	198,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002632	POLE BARN. NO FO	79,440	03/13/2025
B250000492	PRIVATE PROVIDER	587,145	01/14/2025
B250000505	PRIVATE PROVIDER	338,493	01/14/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2650/1306	6/28/2023	WD	Q	V	02	220,000
GRANTOR: PETERSON TARA & JASON						
GRANTEE: YOWN GARY & GAY FAM						
2427/0294	1/20/2021	WD	Q	V	01	67,500
GRANTOR: BERNARD RUTHENE HUGHE						
GRANTEE: PETERSON TARA & JAS						

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	7.00	AC		1.00	1.00	1.00	22,000.00	22,000.00	154,000							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	6.80	AC		1.00	1.00	1.00	6,600.00	6,600.00	44,880							

REVIEW DATE 06/30/2025 BY WW Total Acres: 13.80 Total Land Value: 198,880 Market: 0 Agricultural: 0 Common: 198,880 PRINTED 07/30/2025 BY SYS