LOT 53
TUPELO PLANTATION PB 7/206

ELLIOTT MARK D & KIMBERLY L
13415 TEDDINGTON LANE
JACKSONVILLE, FL 32226

2025

16-1N-24-2090-0053-0000

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

33145 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	248,600
TOTAL MARKET VALUE	248,600
SOH/AGL Deduction	59,114
ASSESSED VALUE	189,486
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,486
TOTAL JUST VALUE	248,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250003564	PRIVATE PROVIDER	819,402	04/07/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/0422	6/22/2022	WD	Q	V	01	150,000
GRANTOR: SHOBE NICHOLAS L						
GRANTEE: ELLIOTT MARK D & KI						
2312/1739	10/10/2019	WD	Q	V	01	69,900
GRANTOR: BROWN DONALD ODELL &						
GRANTEE: SHOBE NICHOLAS L						

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	8.90	AC		1.00	1.00	1.00	22,000.00	22,000.00	195,800							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	8.00	AC		1.00	1.00	1.00	6,600.00	6,600.00	52,800							

REVIEW DATE 06/30/2025 BY WW Total Acres: 16.90 Total Land Value: 248,600 Market: 0 Agricultural: 0 Common: 248,600 PRINTED 07/30/2025 BY SYS