LOT 54
TUPELO PLANTATION PB 7/206

MORROW/
34665 MITIGATION TR
CALLAHAN, FL 32011

2025

16-1N-24-2090-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

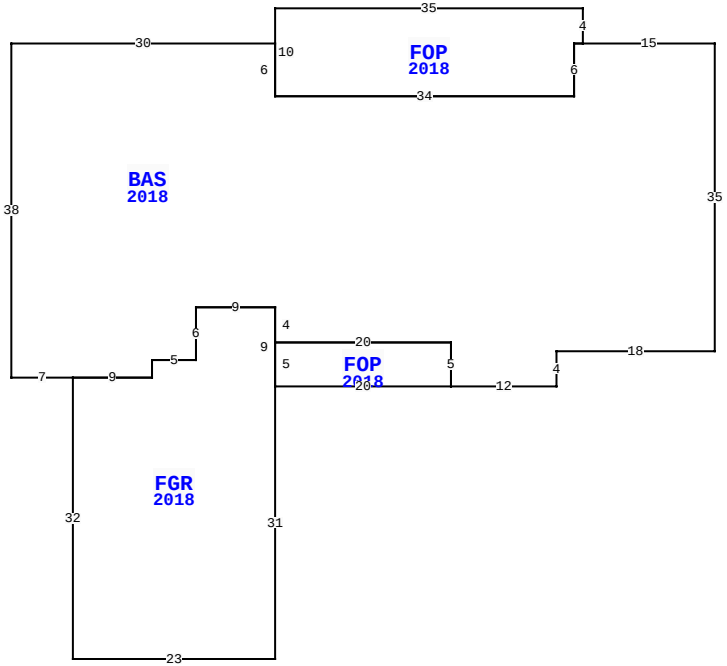
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,632	100	2018	2,632	368,287
FGR	818	55	2018	450	62,967
FOP	100	30	2018	30	4,198
FOP	344	30	2018	103	14,413
TOTALS	3,894			3,215	449,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,215	92.7360	146.52	471,062	2018	2018	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2019 Heated Area: 2632 HX Base Yr 2019



34665 MITIGATION TR, 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		449,864
TOTAL MARKET OB/XF VALUE		40,531
TOTAL LAND VALUE - MARKET		199,760
TOTAL MARKET VALUE		690,155
SOH/AGL Deduction		413,520
ASSESSED VALUE		276,635
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		225,913
TOTAL JUST VALUE		690,155
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		616,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001014	AG BARN	50	01/28/2021
18009769	CO ISSUED	0	09/25/2018
18002773	NEW CONSTR	347,571	03/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	6/23/2025	WD	U	I	11	100
GRANTOR: MORROW						
GRANTEE: MORROW						
9999/9999	4/18/2022	CN	U	I	11	100
GRANTOR: GOODWIN JENNIFER A/K/						
GRANTEE: MORROW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W15 FOP=[YR=2018] N4 W35 S10 E34 N6 E1$ W1 S6 W34 N6 W30 S38 E7 FGR=[YR=2018] S32 E23 N31 FOP=[YR=2018] E20 N5 W20 S5$ N9 W9 S6 W5 S2 W9$ E9 N2 E5 N6 E9 S4 E20 S5 E12 N4 E18 N35$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	
2	0811	CONCRETE B	0	100	0	0	932.00	SF	5.20	5.20	100	2018	2018	3	97	4,701	
3	0681	POLE SHED	0	100	60	40	2,400.00	SF	15.00	15.00	100	2020	2020	3	90	32,400	

LAND DESCRIPTION

TOTAL OB/XF 40,531

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	7.40	AC		1.00	1.00	1.00	22,000.00	22,000.00	162,800							
2	009605	C	WETLANDS	100		PUD			5.60	AC		1.00	1.00	1.00	6,600.00	6,600.00	36,960							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 13.00 Total Land Value: 199,760 Market: 0 Agricultural: 0 Common: 199,760 PRINTED 07/30/2025 BY SYS