LOT 56
TUPELO PLANTATION PB 7/206

RAGGINS DOUGLAS
34547 MITIGATION TRL
CALLAHAN, FL 32011

2025

16-1N-24-2090-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

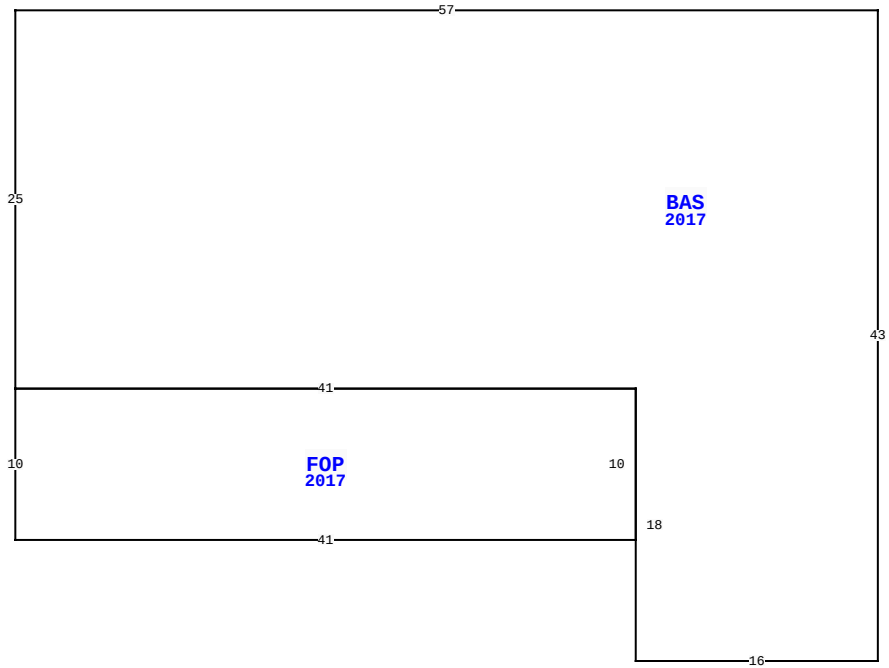
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,713	100	2017	1,713	270,062
FOP	410	30	2017	123	19,391
TOTALS	2,123			1,836	289,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,836	102.8700	162.53	298,405	2017	2017	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2020 Heated Area: 1713 HX Base Yr 2020



34547 MITIGATION TRL, 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		289,453
TOTAL MARKET OB/XF VALUE		1,940
TOTAL LAND VALUE - MARKET		180,840
TOTAL MARKET VALUE		472,233
SOH/AGL Deduction		262,287
ASSESSED VALUE		209,946
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		159,224
TOTAL JUST VALUE		472,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1704086	CO ISSUED	0	05/09/2017
B1633515	NEW CONSTR	200,971	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2257/1512	2/14/2019	WD	Q	I	01	250,000
GRANTOR: LANDGREBE MERRILL E &						
GRANTEE: RAGGINS DOUGLAS						
1895/0817	12/09/2013	WD	Q	V	01	39,900
GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: LANDGREBE MERRILL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W57 S25 FOP=[YR=2017] S10 E41 N10 W41$ E41 S18 E16 N43$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 1,940

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	5.10	AC		1.00	1.00	1.00	22,000.00	22,000.00	112,200							
2	009605	C	WETLANDS	100		PUD	0.00	0.00	10.40	AC		1.00	1.00	1.00	6,600.00	6,600.00	68,640							

REVIEW DATE 12/09/2019 BY TW Total Acres: 15.50 Total Land Value: 180,840 Market: 0 Agricultural: 0 Common: 180,840 PRINTED 07/30/2025 BY SYS