LOT 57
TUPELO PLANTATION PB 7/206

PIRAINO CANDICE ANN/DAVIS JUSTIN
34664 MITIGATION TRL
CALLAHAN, FL 32011

2025

16-1N-24-2090-0057-0000

BUILDING CHARACTERISTICS

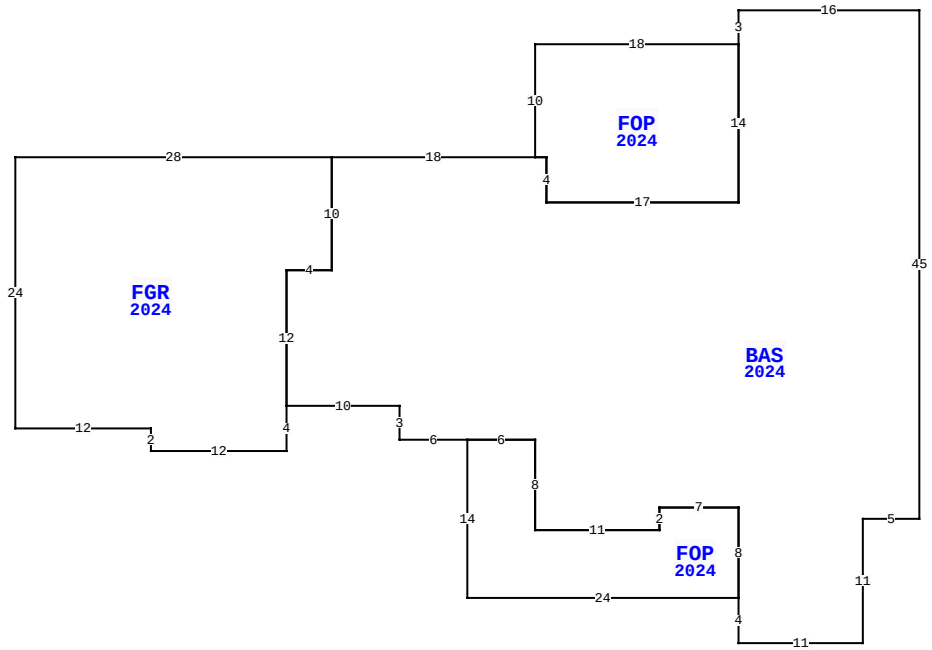
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,833	100	2024	1,833	286,095
FGR	640	55	2024	352	54,940
FOP	206	30	2024	62	9,677
FOP	248	30	2024	74	11,550
TOTALS	2,927			2,321	362,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,321	98.7840	156.08	362,262	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2024 Heated Area: 1833 HX Base Yr



34664 MITIGATION TR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	362,262
TOTAL MARKET OB/XF VALUE	7,714
TOTAL LAND VALUE - MARKET	211,400
TOTAL MARKET VALUE	581,376
SOH/AGL Deduction	75,718
ASSESSED VALUE	505,658
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	505,658
TOTAL JUST VALUE	581,376
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	551,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220004229	CO ISSUED	308,335	12/08/2023
22014608	NEW SFR	308,335	09/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2784/1879	4/11/2025	WD	Q	I	01	770,000
GRANTOR: TELEBACK MIKE & JANA						
GRANTEE: PIRAINO CANDICE ANN						
2513/0121	10/26/2021	WD	Q	V	01	113,000
GRANTOR: MACDONALD AUSTIN						
GRANTEE: TELEBACK MIKE & JAN						

BUILDING NOTES

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	0501	FP-AVERAGE	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	
2	0811	CONCRETE B	0	0	0	0	522.00	SF	5.20	5.20	100	2024	2023		100	2,714	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,0] W16 S3 S14 W17 N4 W1 W18 S10 W4 S12 E10 S3 E6 E6 S8 E11 N2 E7 S8 S4 E11 N11 E5 N45 $
FGR=[YR=2024;ORIG=88,13] W28 S24 E12 S2 E12 N4 N12 E4 N10 $
FOP=[YR=2024;ORIG=106,3] E18 S14 W17 N4 W1 N10 $
FOP=[YR=2024;ORIG=100,38] E6 S8 E11 N2 E7 S8 W24 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,714

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	10.80	AC		1.00	1.00	1.00	18,000.00	18,000.00	194,400							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	2.50	AC		1.00	1.00	1.00	6,800.00	6,800.00	17,000							

REVIEW DATE 12/21/2023 BY WW Total Acres: 13.30 Total Land Value: 211,400 Market: 0 Agricultural: 0 Common: 211,400 PRINTED 07/30/2025 BY SYS