LOT 62
TUPELO PLANTATION PB 7/206

SMITH MARK P FAMILY TRUST/SMITH MARK P TRUSTEE ET
33159 BARN OWL DR
CALLAHAN, FL 32011

2025

16-1N-24-2090-0062-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	04	C ABOVE GD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

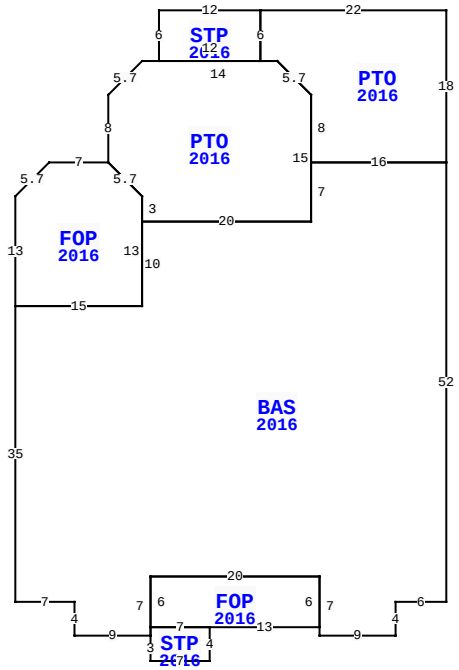
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,269	100	2016	2,269	402,894
FOP	120	30	2016	36	6,393
FOP	239	30	2016	72	12,784
PTO	332	5	2016	17	3,019
PTO	420	5	2016	21	3,729
STP	28	10	2016	3	532
STP	72	10	2016	7	1,243
TOTALS	3,480			2,425	430,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,425	116.5220	184.10	446,442	2016	2016	0	0	0	3.55	96.45

1 SFR CUST – 0% - 2025 Heated Area: 2269 HX Base Yr



33159 BARN OWL DR, 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	662,331
TOTAL MARKET OB/XF VALUE	9,581
TOTAL LAND VALUE - MARKET	122,240
TOTAL MARKET VALUE	794,152
SOH/AGL Deduction	0
ASSESSED VALUE	794,152
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	794,152
TOTAL JUST VALUE	794,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	709,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001633	GARAGE	37,489	02/28/2017
B1631631	CO ISSUED	0	09/21/2016
B1631901	NEW CONSTR	158,538	03/31/2016
B1631631	NEW CONSTR	258,435	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2753/1328	11/22/2024	WD	Q	I	01	870,000
GRANTOR: HORNE AMY N						
GRANTEE: SMITH MARK P FAMILY						
1996/0766	8/07/2015	WD	Q	V	02	38,000
GRANTOR: O'LAUGHLIN SABINE						
GRANTEE: HORNE AMY N						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W22 STP=[YR=2016] W12 S6 PTO=[YR=2016] W2 D4 L4 S8 FOP=[YR=2016] W7 D4 L4 S13 BAS=[YR=2016] S35 E7 S4 E9 STP=[YR=2016] S3 E7 N4 FOP=[YR=2016] E13 N6 W20 S6 E7$ W7 S1$ N7 E20 S7 E9 N4 E6 N52 W16 S7 W20 S10 W15$ E15 N13 U4 L4 $ D4 R4 S3 E20 N15 U4 L4 W14 $ E12 N6$ S6 E2 D4 R4 S8 E16 N18$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	
2	0812	CONCRETE C	0	0	0	0	1,628.00	SF	4.00	4.00	100	2016	2016	3	95	6,186	

LAND DESCRIPTION

TOTAL OB/XF 9,581

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	5.00	AC		1.00	1.00	1.00	22,000.00	22,000.00	110,000							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	1.80	AC		1.00	1.00	1.00	6,800.00	6,800.00	12,240							

REVIEW DATE 03/21/2025 BY WWA Total Acres: 6.80 Total Land Value: 122,240 Market: 0 Agricultural: 0 Common: 122,240 PRINTED 07/30/2025 BY SYS

LOT 62
TUPELO PLANTATION PB 7/206

SMITH MARK P FAMILY TRUST/SMITH MARK P TRUSTEE ET
33159 BARN OWL DR
CALLAHAN, FL 32011

2025

16-1N-24-2090-0062-0000

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 50
Interior Wall	07	NONE 50
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

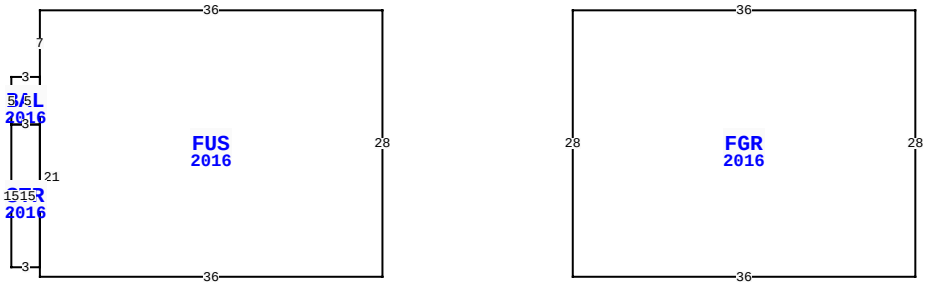
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	15	15	2016	2	267
FGR	1,008	55	2016	554	74,054
FUS	1,008	100	2016	1,008	134,741
STR	45	10	2016	4	535
TOTALS	2,076			1,568	209,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,568	87.6690	138.52	217,199	2016	2016	0	0	0	3.50	96.50

2 SFR CUST – 0% - 2025 Heated Area: 1008 HX Base Yr



33159 BARN OWL DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 2 of 3 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
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TOTAL MARKET VALUE	794,152
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ASSESSED VALUE	794,152
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	794,152
TOTAL JUST VALUE	794,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	709,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2753/1328	11/22/2024	WD	Q	I	01	870,000
GRANTOR: HORNE AMY N						
GRANTEE: SMITH MARK P FAMILY						
1996/0766	8/07/2015	WD	Q	V	02	38,000
GRANTOR: O'LAUGHLIN SABINE						
GRANTEE: HORNE AMY N						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2016] W36 S7 BAL=[YR=2016] W3 S5 STR=[YR=2016] S15 E3 N15 W3$ E3 N5$ S21 E36 N28$ PTR=E20 FGR=[YR=2016] E36 S28 W36 N28$ W20$.

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

REVIEW DATE 03/21/2025 BY WWA Total Acres: 6.80 Total Land Value: 122,240 Market: 0 Agricultural: 0 Common: 122,240 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

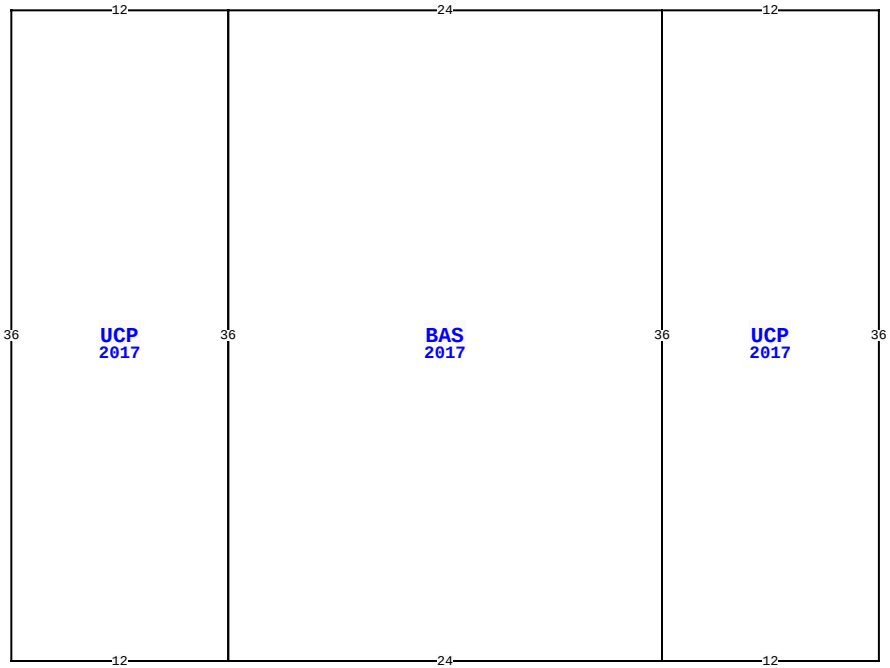
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2017	864	18,465
UCP	432	20	2017	86	1,838
UCP	432	20	2017	86	1,838
TOTALS	1,728			1,036	22,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,036	62.1000	22.98	23,807	2017	2017	0	0	0	7.00	93.00

3 GARAGE RES – 0% - 2025 Heated Area: 864 HX Base Yr



33159 BARN OWL DR, CALLAHAN

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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	709,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: SMITH MARK P FAMILY						
1996/0766	8/07/2015	WD	Q	V	02	38,000
GRANTOR: O'LAUGHLIN SABINE						
GRANTEE: HORNE AMY N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=40,20] E24 S36 W24 N36 $
UCP=[YR=2017;ORIG=64,20] E12 S36 W12 N36 $
UCP=[YR=2017;ORIG=28,20] E12 S36 W12 N36 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/21/2025 BY WWA Total Acres: 6.80 Total Land Value: 122,240 Market: 0 Agricultural: 0 Common: 122,240 PRINTED 07/30/2025 BY SYS