LOT 64
IN OR 1427/1643
TUPELO PLANTATION PB 7/206

ROGERS JOE & GWEN
33018 TUPELO LN
CALLAHAN, FL 32011

2025

16-1N-24-2090-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

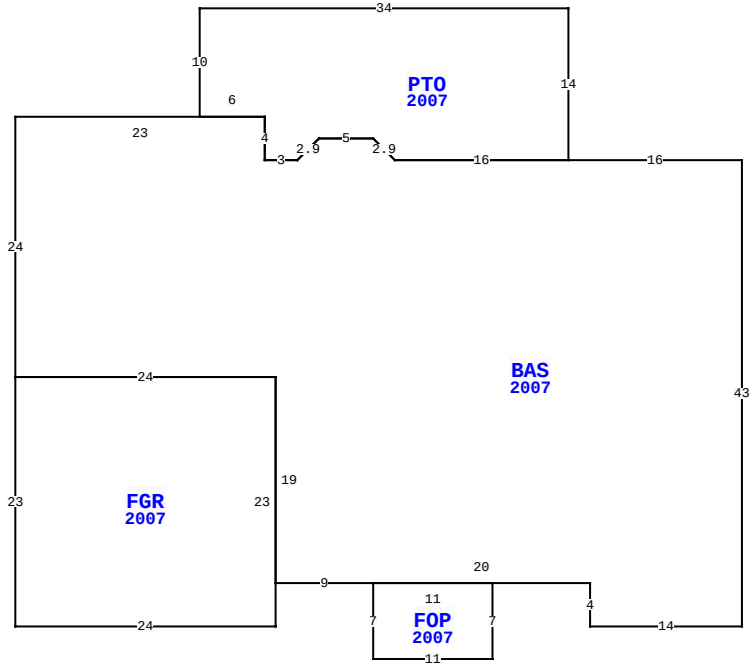
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,319	100	2007	2,319	305,219
FGR	552	55	2007	304	40,011
FOP	77	30	2007	23	3,028
PTO	438	5	2007	22	2,896
TOTALS	3,386			2,668	351,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,668	95.4720	150.85	402,468	2007	2007	0	0	0	12.75	87.25

1 SFR CUST – 100% - 2008 Heated Area: 2319 HX Base Yr 2008



33018 TUPELO LN, 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		380,178
TOTAL MARKET OB/XF VALUE		41,328
TOTAL LAND VALUE - MARKET		179,400
TOTAL MARKET VALUE		600,906
SOH/AGL Deduction		310,566
ASSESSED VALUE		290,340
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		239,618
TOTAL JUST VALUE		600,906
NCON VALUE		29,025
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011161	GARAGE	95,731	09/01/2023
230005136	POLE BARN	47,865	04/20/2023
B1631803	SWIM POOL	33,500	03/01/2016
M12694	MECH OTHER	0	02/01/2007
E18570	ELEC OTHER	3,500	01/01/2007
P11963	OTHER	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/1643	7/13/2006	WD	Q	V		95,000

GRANTOR: TUPELO PLANTATION DEV
GRANTEE: ROGERS JOE & GWEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W16PTO=[YR=2007] N14W34S10E6 S4E3 R2 U2 E5 D2 R2 E16$W16 L2 U2 W5 L2 D2 W3N4W23S24FGR=[YR=2007] S23 E24N23W24$E24S19E9FOP=[YR=2007] S7 E11N7W11$E20S4E14N43$.

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	2007	2007	3	90	3,150	
2	0811	CONCRETE B	0	100	0	0	558.00	SF	5.20	5.20	100	2007	2007	3	87	2,524	
3	0861	POOL GUNIT	0	100	0	0	429.00	SF	85.00	85.00	100	2016	2016	3	78	28,443	
4	0855	CONC PAVER	0	100	0	0	759.00	SF	10.00	10.00	100	2016	2016	3	95	7,211	
5	0680	POLE SHED	1	100	48	30	0.00	SF	10.00	10.00	100	2024	2023		98	0	

LAND DESCRIPTION

TOTAL OB/XF 41,328

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	8.00	AC		1.00	1.00	1.00	22,000.00	22,000.00	176,000							
2	009605	C	WETLANDS	100		PUD	0.00	0.00	0.50	AC		1.00	1.00	1.00	6,800.00	6,800.00	3,400							

REVIEW DATE 06/26/2025 BY WWX Total Acres: 8.50 Total Land Value: 179,400 Market: 0 Agricultural: 0 Common: 179,400 PRINTED 07/30/2025 BY SYS

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TUPELO PLANTATION PB 7/206

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CALLAHAN, FL 32011

2025

16-1N-24-2090-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 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	02	WOOD FRAME 100
Quality	06	Quality Level 06

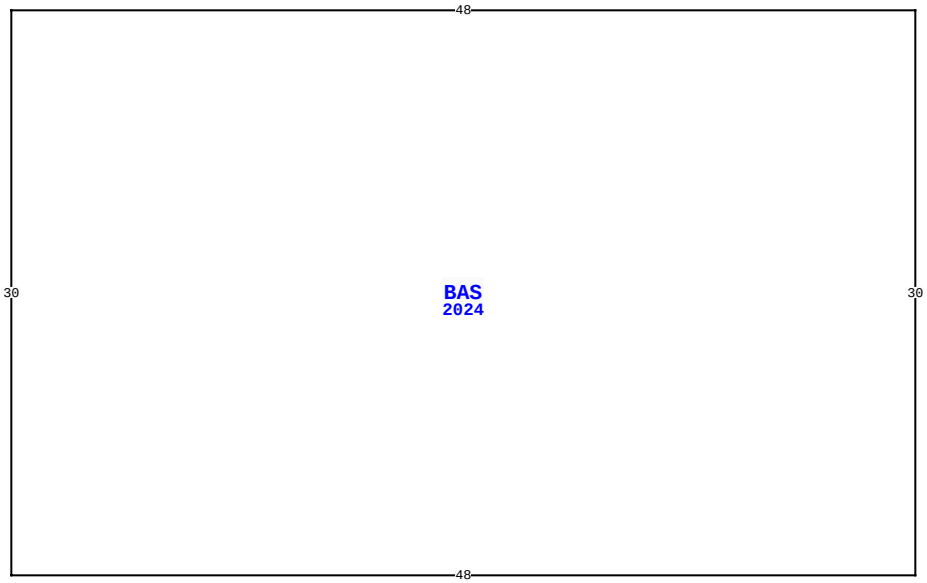
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2024	1,440	29,025
TOTALS	1,440			1,440	29,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,440	55.0160	20.36	29,318	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 1440 HX Base Yr 2008



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TOTAL JUST VALUE		600,906
NCON VALUE		29,025
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19217	NEW CONSTR	0	12/01/2006
C19217	CO ISSUED	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/1643	7/13/2006	WD	Q	V		95,000

GRANTOR: TUPELO PLANTATION DEV
GRANTEE: ROGERS JOE & GWEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E48 S30 W48 N30 $
.

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 06/26/2025 BY WWX Total Acres: 8.50 Total Land Value: 179,400 Market: 0 Agricultural: 0 Common: 179,400 PRINTED 07/30/2025 BY SYS