LOT 65
IN OR 1427/333
TUPELO PLANTATION PB 7/206

LOTT JEFF & BELINDA
12521 AUTUMNBROOK TRAIL EAST
JACKSONVILLE, FL 32258

2025

16-1N-24-2090-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

33046 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	203,360
TOTAL MARKET VALUE	203,360
SOH/AGL Deduction	112,893
ASSESSED VALUE	90,467
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,467
TOTAL JUST VALUE	203,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/0333	7/11/2006	WD	Q	V		143,000

GRANTOR: TUPELO PLANTATION DEV

GRANTEE: LOTT JEFF & BELINDA

BUILDING NOTES

BUILDING DIMENSIONS

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
1	000100	C	RES	0		PUD	0.00	0.00	8.10	AC		1.00	1.00	1.00	22,000.00	22,000.00	178,200							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	3.70	AC		1.00	1.00	1.00	6,800.00	6,800.00	25,160							

REVIEW DATE 05/07/2025 BY MLU Total Acres: 11.80 Total Land Value: 203,360 Market: 0 Agricultural: 0 Common: 203,360 PRINTED 07/30/2025 BY SYS