LOT 66
TUPELO PLANTATION PB 7/206

THE DAFFODILS REVOCABLE LIVING TRUST/KEO DUONGVANN
4333 LIGUSTRUM DR
MELBOURNE, FL 32934

2025

16-1N-24-2090-0066-0000

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

33084 TUPELO LN, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	232,320
TOTAL MARKET VALUE	232,320
SOH/AGL Deduction	138,047
ASSESSED VALUE	94,273
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,273
TOTAL JUST VALUE	232,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/472	6/21/2024	WD	U	V	11	100
GRANTOR: KEO DUONGVANNAK J B T						
GRANTEE: THE DAFFODILS REVOC						
1418/1419	6/08/2006	WD	Q	V		127,000
GRANTOR: TUPELO PLANTATION DEV						
GRANTEE: KEO DUONGVANNAK TRU						

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	9.30	AC		1.00	1.00	1.00	22,000.00	22,000.00	204,600							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	4.20	AC		1.00	1.00	1.00	6,600.00	6,600.00	27,720							

REVIEW DATE 05/07/2025 BY MLU Total Acres: 13.50 Total Land Value: 232,320 Market: 0 Agricultural: 0 Common: 232,320 PRINTED 07/30/2025 BY SYS