LOT 69
IN OR 1844/689
TUPELO PLANTATION PB 7/206

POOR ZACHARY/WILSON AMY POOR
33172 TUPELO LN
CALLAHAN, FL 32011

2025

16-1N-24-2090-0069-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

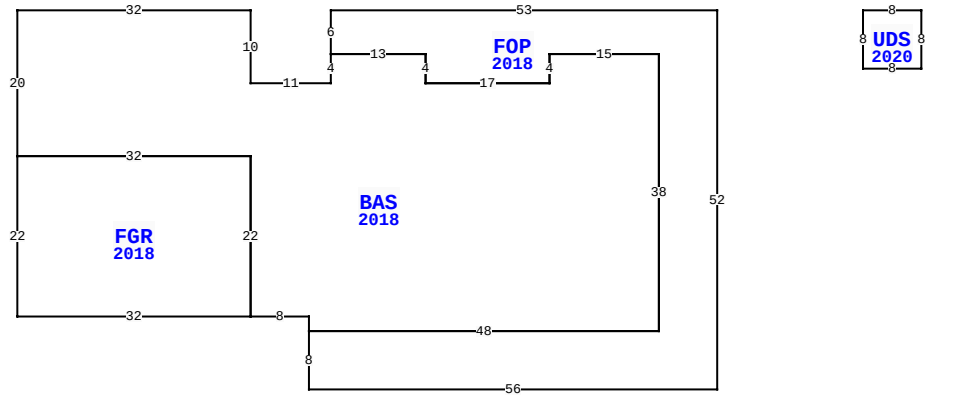
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,640	100	2018	2,640	369,406
FGR	704	55	2018	387	54,151
FOP	1,138	30	2018	341	47,715
UDS	64	60	2020	38	5,317
TOTALS	4,546			3,406	476,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,406	92.7360	146.52	499,047	2018	2018	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2019 Heated Area: 2640 HX Base Yr 2019



33172 TUPELO LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		492,711
TOTAL MARKET OB/XF VALUE		18,695
TOTAL LAND VALUE - MARKET		237,300
TOTAL MARKET VALUE		748,706
SOH/AGL Deduction		430,742
ASSESSED VALUE		317,964
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		267,242
TOTAL JUST VALUE		748,706
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		704,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004102	GARAGE	37,674	05/13/2020
18010478	CO ISSUED	0	10/17/2018
1701809	NEW CONSTR	358,338	03/20/2017
B1633594	GARAGE	77,657	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1844/0689	3/08/2013	WD	Q	V	02	50,000
GRANTOR: EVERBANK						
GRANTEE: POOR ZACHARY & AMY						
1768/1050	12/09/2011	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: EVERBANK						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W53 S6 BAS=[YR=2018] S4 W11 N10 W32 S20
FGR=[YR=2018] S22 E32 N22 W32$ E32 S22 E8 S2 E48 N38 W15 S4
W17 N4 W13$ E13 S4 E17 N4 E15 S38 W48 S8 E56 N52$ PTR=E20
UDS=[YR=2020] E8 S8 W8 N8$ 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
1	0510	GARAGE WD-	0	100	30	14	420.00	SF	35.00	35.00	100	2016	2016	3	78	11,466	
2	0811	CONCRETE B	0	100	0	0	660.00	SF	5.20	5.20	100	2016	2016	3	95	3,260	
3	0351	CARPORT MT	0	100	30	30	900.00	SF	6.30	6.30	100	2016	2016	3	70	3,969	

LAND DESCRIPTION

TOTAL OB/XF 18,695

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	10.80	AC		1.00	1.00	1.00	18,000.00	18,000.00	194,400							
2	009605	C	WETLANDS	100		PUD	0.00	0.00	6.50	AC		1.00	1.00	1.00	6,600.00	6,600.00	42,900							

REVIEW DATE 02/03/2021 BY TW Total Acres: 17.30 Total Land Value: 237,300 Market: 0 Agricultural: 0 Common: 237,300 PRINTED 07/30/2025 BY SYS

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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		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

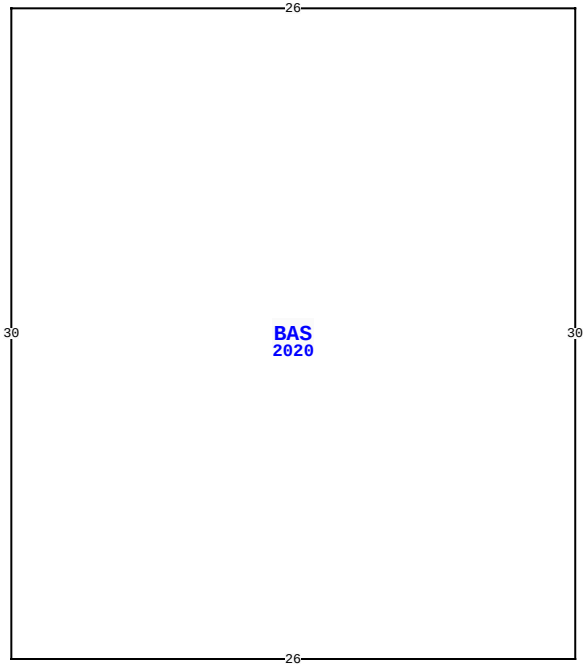
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	2020	780	16,121
TOTALS	780			780	16,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	780	58.1900	21.53	16,793	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2019 Heated Area: 780 HX Base Yr 2019



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PREVIOUS YEAR MKT VALUE		704,718

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1768/1050	12/09/2011	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: EVERBANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W26 S30 E26 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

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