LOT 14
IN OR 2297/336
TUPELO PLANTATION WEST PB 8/17

SHAFFER DONALD & ELENA MARIA
36005 PUREBREAD CT
CALLAHAN, FL 32011

2025

17-1N-24-2091-0014-0000

BUILDING CHARACTERISTICS

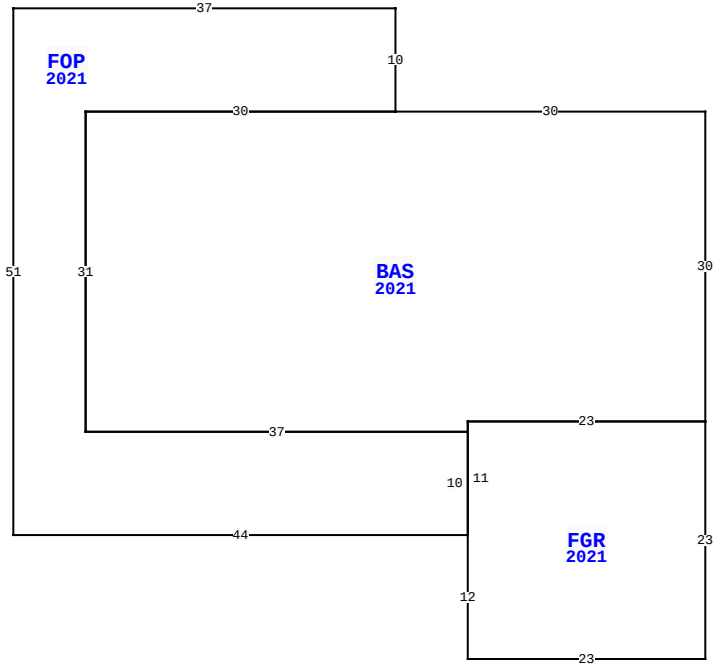
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,837	100	2021	1,837	288,926
FGR	529	55	2021	291	45,769
FOP	1,027	30	2021	308	48,443
TOTALS	3,393			2,436	383,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,436	100.5480	158.87	387,007	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2022 Heated Area: 1837 HX Base Yr 2022



36005 PUREBREAD CT, 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		383,137
TOTAL MARKET OB/XF VALUE		2,651
TOTAL LAND VALUE - MARKET		73,576
TOTAL MARKET VALUE		459,364
SOH/AGL Deduction		277,851
ASSESSED VALUE		181,513
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		130,791
TOTAL JUST VALUE		459,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010035	NEW CONSTR	273,622	10/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2297/0336	8/06/2019	WD	Q	V	02	37,000
GRANTOR: MONAHAN JOSEPH P						
GRANTEE: SHAFFER DONALD & EL						
1900/0348	1/16/2014	WD	Q	V	01	47,900
GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: MONAHAN JOSEPH P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 FOP=[YR=2021] N10 W37 S51 E44 FGR=[YR=2021] S12 E23 N23 W23 S11$ N10 W37 N31 E30$ W30 S31 E37 N1 E23 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
1	0811	CONCRETE B	0	100	0	0	515.00	SF	5.20	5.20	100	2021	2021	3	99	2,651	

LAND DESCRIPTION

TOTAL OB/XF 2,651

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	2.12	AC		1.00	1.00	1.00	25,500.00	25,500.00	54,060							
2	009605	C	WETLANDS	100		PUD	0.00	0.00	2.87	AC		1.00	1.00	1.00	6,800.00	6,800.00	19,516							

REVIEW DATE 01/04/2022 BY TW Total Acres: 4.99 Total Land Value: 73,576 Market: 0 Agricultural: 0 Common: 73,576 PRINTED 07/30/2025 BY SYS