

WILSON MICHAEL P & LYNN N
35027 HEARTHSTONE WAY
CALLAHAN, FL 32011

17-1N-24-2091-0021-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 6				Tax Dist:				
BUILDING MARKET VALUE				482,679				
TOTAL MARKET OB/XF VALUE				5,484				
TOTAL LAND VALUE - MARKET				100,759				
TOTAL MARKET VALUE				588,922				
SOH/AGL Deduction				0				
ASSESSED VALUE				588,922				
TOTAL EXEMPTION VALUE				HX HB		50,722		
BASE TAXABLE VALUE				538,200				
TOTAL JUST VALUE				588,922				
NCON VALUE				488,163				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				94,020				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
C0240007019		PRIVATE PROVIDER		489,528		06/13/2024		
230009938		NEW SFR		489,528		08/02/2023		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/1520		8/26/2022		WD	Q	V	01	115,000
GRANTOR: FREEMAN CASSANDRA L								
GRANTEE: WILSON MICHAEL N &								
1906/1952		2/27/2014		WD	Q	V	01	49,900
GRANTOR: TUPELO PLANTATION LLC								
GRANTEE: FREEMAN CASSANDRA L								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2025;ORIG=120,25] W12 W19 N9 W14 N16 W25 S29 E10 S3 E14 S22 E6 E6 S4 E34 N6 E6 N19 W6 N8 \$ FSP=[YR=2025;ORIG=75,0] S16 E14 N1 N15 W14 \$ FSP=[YR=2025;ORIG=108,15] E12 S10 W12 N10 \$ FOP=[YR=2025;ORIG=89,15] E19 S10 W19 N9 N1 \$ FGR=[YR=2025;ORIG=50,29] E10 S3 E14 S22 S2 W12 S2 W12 N29 \$ FOP=[YR=2025;ORIG=80,54] E6 S4 E34 N6 E6 S14 W18 S2 W11 N2 W17 N12 \$.								
ND UE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
86,955								
13,804								
Common: 100,759			PRINTED 07/30/2025 BY SYS					