LOT 26
TUPELO PLANTATION WEST PB 8/17

SHIROMA MICHELLE
35042 HEARTHSTONE WAY
CALLAHAN, FL 32011

2025

17-1N-24-2091-0026-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

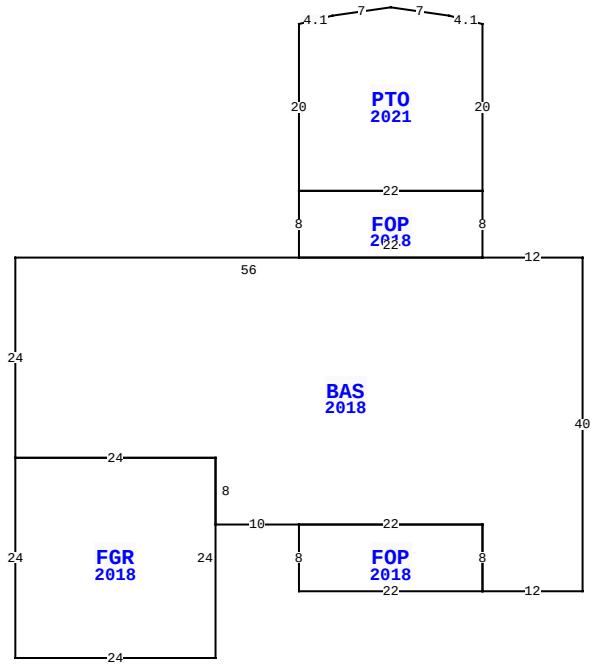
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100	2018	2,080	347,173
FGR	576	55	2018	317	52,910
FOP	176	30	2018	53	8,846
FOP	176	30	2018	53	8,846
PTO	465	5	2021	23	3,839
TOTALS	3,473			2,526	421,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,526	108.3456	171.19	432,426	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2025 Heated Area: 2080 HX Base Yr 2025



35042 HEARTHSTONE WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		421,615
TOTAL MARKET OB/XF VALUE		7,015
TOTAL LAND VALUE - MARKET		81,855
TOTAL MARKET VALUE		510,485
SOH/AGL Deduction		110,720
ASSESSED VALUE		399,765
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		349,043
TOTAL JUST VALUE		510,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003108	CO ISSUED	0	03/27/2018
17003338	NEW CONSTR	272,358	06/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2732/1115	8/05/2024	WD	Q	I	01	583,000
GRANTOR: CRAWFORD TINA L & JOH						
GRANTEE: SHIROMA MICHELLE						
2000/0659	8/27/2015	WD	Q	V	02	35,900
GRANTOR: KORNACKI DEBRA A						
GRANTEE: CRAWFORD TINA L & J						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,808.00	SF	4.00	4.00	100	2018	2018	3	97	7,015	

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W12 W56 S24 E24 S8 E10 E22 S8 E12 N40 $
FGR=[YR=2018;ORIG=-68,24] S24 E24 N24 W24 $
PTO=[YR=2021;ORIG=-12,-8] N20 U1L4 U1L7 D1L7 D1L4 S20 E22 $
FOP=[YR=2018;ORIG=-12,0] N8 W22 S8 E22 $
FOP=[YR=2018;ORIG=-34,32] S8 E22 N8 W22 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,015

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	3.21	AC		1.00	1.00	1.00	25,500.00	25,500.00	81,855							

REVIEW DATE 03/21/2025 BY WWA Total Acres: 3.21 Total Land Value: 81,855 Market: 0 Agricultural: 0 Common: 81,855 PRINTED 07/30/2025 BY SYS