LOT 27
TUPELO PLANTATION WEST PB 8/17

WEBB DEREK L SR & SUE A
34446 MITIGATION TR
CALLAHAN, FL 32011

2025

17-1N-24-2091-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

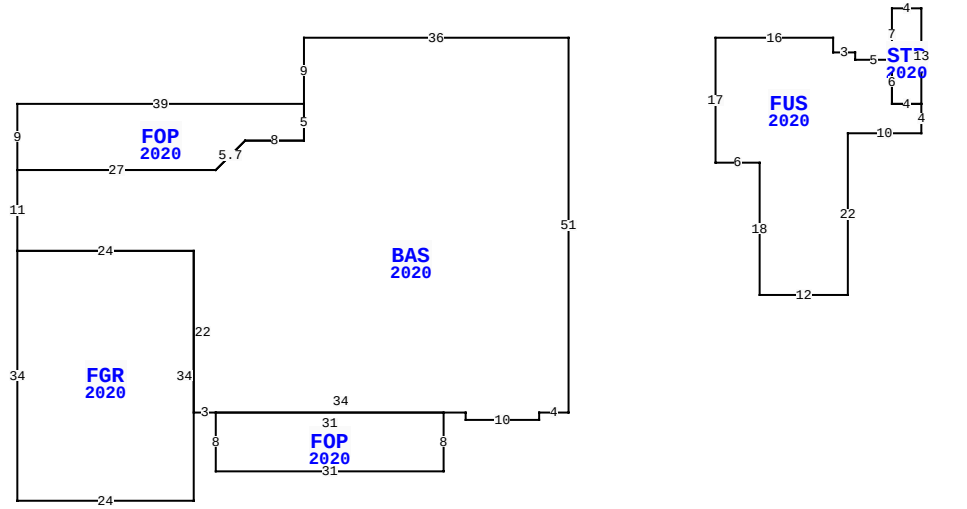
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,645	100	2020	2,645	412,917
FGR	816	55	2020	449	70,094
FOP	248	30	2020	74	11,552
FOP	311	30	2020	93	14,518
FUS	595	100	2020	595	92,887
STR	52	10	2020	5	781
TOTALS	4,667			3,861	602,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,861	100.3590	158.57	612,239	2020	2020	0	0	0	1.55	98.45

1 SFR CUST – 100% - 2022 Heated Area: 3240 HX Base Yr 2022



34446 MITIGATION TR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		644,477
TOTAL MARKET OB/XF VALUE		93,772
TOTAL LAND VALUE - MARKET		83,640
TOTAL MARKET VALUE		821,889
SOH/AGL Deduction		93,392
ASSESSED VALUE		728,497
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		677,775
TOTAL JUST VALUE		821,889
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		788,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017846	54*50 MTL FGR	161,676	12/29/2021
21009751	SWIM POOL	32,000	07/23/2021
20000366	CO ISSUED	0	01/14/2020
19004775	NEW CONSTR	428,540	05/08/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2270/1505	4/25/2019	WD	U	V	11	100
GRANTOR: WEBB DEREK L SR & SUE						
GRANTEE: WEBB DEREK L SR & S						
2182/0889	3/07/2018	QC	U	V	11	100
GRANTOR: WEBB BILLY						
GRANTEE: WEBB DEREK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W36 S9 FOP=[YR=2020] W39 S9 E27 U4 R4 E8 N5$ S5 W8 D4 L4 W27 S11 FGR=[YR=2020] S34 E24 N34 W24$ E24 S22 E3 FOP=[YR=2020] S8 E31 N8 W31$E34 S1 E10 N1 E4 N51$ PTR=E20 FUS=[YR=2020] E16 S2 E3 S1 E5 STR=[YR=2020] N7 E4 S13 W4 N6$ S6 E4 S4 W10 S22 W12 N18 W6 N17$ 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	0811	CONCRETE B	0	100	0	0	2,985.00	SF	5.20	5.20	100	2020	2020	3	98	15,212	
2	0476	VF 6 SBPL	0	100	0	0	228.00	LF	32.00	32.00	100	2020	2020	3	95	6,931	
3	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2020	2020	3	95	855	
4	0811	CONCRETE B	0	100	0	0	625.00	SF	5.20	5.20	100	2021	2021	3	99	3,218	
5	0861	POOL GUNIT	0	100	36	18	648.00	SF	85.00	85.00	100	2021	2021	3	93	51,224	
6	0855	CONC PAVER	0	100	0	0	936.00	SF	10.00	10.00	100	2021	2021	3	99	9,266	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800	
8	0812	CONCRETE C	0	100	0	0	2,418.00	SF	2.20	2.20	100	2022	2022	3	99	5,266	

LAND DESCRIPTION

TOTAL OB/XF 93,772

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	3.28	AC		1.00	1.00	1.00	25,500.00	25,500.00	83,640							

REVIEW DATE 05/16/2022 BY TW Total Acres: 3.28 Total Land Value: 83,640 Market: 0 Agricultural: 0 Common: 83,640 PRINTED 07/30/2025 BY SYS

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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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 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

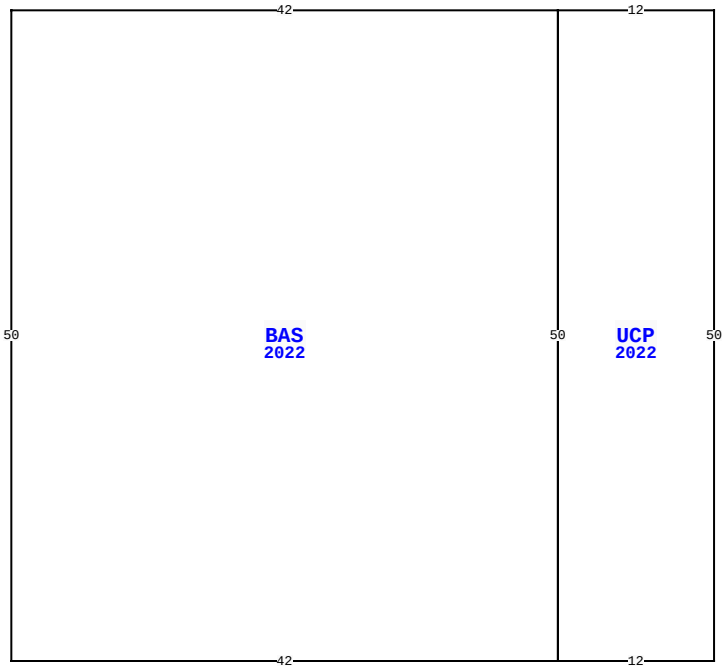
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	2022	2,100	39,472
UCP	600	20	2022	120	2,256
TOTALS	2,700			2,220	41,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,220	51.8420	19.18	42,580	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2022 Heated Area: 2100 HX Base Yr 2022



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GRANTOR: WEBB BILLY						
GRANTEE: WEBB DEREK						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2022] W12 BAS=[YR=2022] W42 S50 E42 N50$ S50 E12 N50$.

EXTRA FEATURES

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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

REVIEW DATE 05/16/2022 BY TW Total Acres: 3.28 Total Land Value: 83,640 Market: 0 Agricultural: 0 Common: 83,640 PRINTED 07/30/2025 BY SYS