

JOHNS BRANDY MICHELLE
44096 TULIP TRAIL
CALLAHAN, FL 32011

31-2N-25-2920-0002-0071

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 9008SHT VINYL 1003CENTRAL 10004AIR DUCTED 100Bedrooms4 100Bathrooms1 100Frame02WOOD FRAME 100Stories Units1. 1. 1000 100BUD8 Adjustme06DIST 1D 100Occupancy00NONE 100Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA08NEIGHBORHOOD/LOC8001.00AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,12810019931,12897,619BAS601002007605,192USP48030200814412,462TOTALS1,6681,332115,272EXTRA FEATURESBLDN OB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT%CONDTOT ADJTOT ADJPRICEADJ UNIT PRICELAND VALUETHAN OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES100OR0.000.001.00AC1.001.001.0045,000.0045,000.0045,000REVIEW DATE12/06/2019BYKBA

MARKET ADJUSTMENTS

TYPEDMLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND0100011,332109.2000109.20145,4541965197000020.7579.25Heated Area: 1188HX Base Yr 2017BAS BAS USP

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARDTax Group: 6 Tax Dist:

BUILDING MARKET VALUE115,272TOTAL MARKET OB/XF VALUE1,220TOTAL LAND VALUE - MARKET45,000TOTAL MARKET VALUE161,492SOH/AGL Deduction72,645ASSESSED VALUE88,847TOTAL EXEMPTION VALUE HX HB50,722BASE TAXABLE VALUE38,125TOTAL JUST VALUE161,492NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE146,075SALES DATAOFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE1916/05635/06/2014PR U I I 19100GRANTOR: TRIBBITT OLETHA C P/RGRANTEE: JOHNS BRANDY MICHEL0545/12506/21/1988WD U I I 1043,000GRANTOR: JONES BRYCE & MAXINEGRANTEE: HOWARD VERA JEANBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W42 BAS=[YR=2007] W12 S5 E12 N5\$ S5 W12 S17E3 USP=[YR=2008] S10 E48 N10 W48\$ E51 N22\$.LAND DESCRIPTIONTOTAL OB/XF1,220

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOCLZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHF ACT%CONDTOT ADJTOT ADJPRICEADJ UNIT PRICELAND VALUETHAN OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100OR0.000.001.00AC1.001.001.0045,000.0045,000.0045,000

REVIEW DATE12/06/2019BYKBATotal Acres: 1.00Total Land Value: 45,000Market: 0Agricultural: 0Common: 45,000PRINTED 07/30/2025 BY SYS