LOT 1
IN OR 1889/1627
TUPELO PLANTATION PB 7/206

HARRISON THOMAS J & CARRIE A
PO BOX 50
CALLAHAN, FL 32011

2026

16-1N-24-2090-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

33247 TUPELO LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,200
TOTAL LAND VALUE - MARKET	150,200
TOTAL MARKET VALUE	163,400
SOH/AGL Deduction	69,229
ASSESSED VALUE	94,171
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,171
TOTAL JUST VALUE	163,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1889/1627	11/13/2013	WD	Q	V	02	55,000
GRANTOR: TRIAD FINANCIAL SERVI						
GRANTEE: HARRISON THOMAS J &						
1710/1160	11/15/2010	WD	U	V	11	100
GRANTOR: COVENANT FINANCIAL SE						
GRANTEE: TRIAD FINANCIAL SER						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2015	2015	3	100	6,000	
2	0300	BOAT DCK W	0	0	0	0	240.00	SF	40.00	40.00	100	2016	2016	3	75	7,200	

LAND DESCRIPTION

TOTAL OB/XF 13,200

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	0	0006	PUD	0.00	0.00	8.80	AC		1.00	1.00	1.00	17,000.00	17,000.00	149,600							
2	009605	C	WETLANDS	0	0006	PUD	0.00	0.00	0.10	AC		1.00	1.00	1.00	6,000.00	6,000.00	600							

REVIEW DATE 03/18/2026 BY WWA Total Acres: 8.90 Total Land Value: 150,200 Market: 0 Agricultural: 0 Common: 150,200 PRINTED 07/09/2026 BY SYS