LOT 2
TUPELO PLANTATION PB 7/206

HARRISON THOMAS & CARRIE
33227 TUPELO LN
CALLAHAN, FL 32011

2026

16-1N-24-2090-0002-0000

BUILDING CHARACTERISTICS

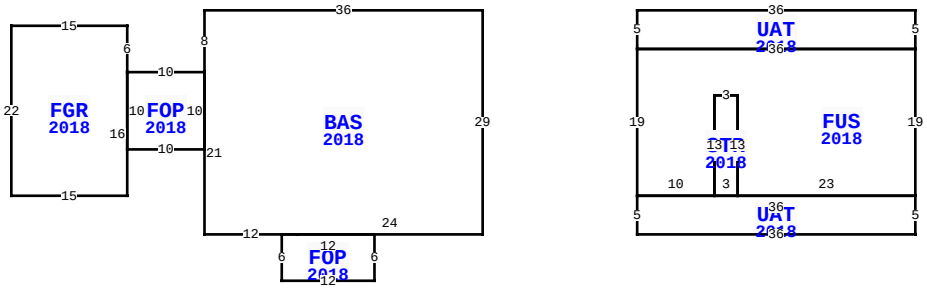
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,044	100	2018	1,044	166,424
FGR	330	55	2018	182	29,013
FOP	72	30	2018	22	3,507
FOP	100	30	2018	30	4,782
FUS	645	100	2018	645	102,819
STR	39	10	2018	4	637
UAT	180	10	2018	18	2,869
UAT	180	10	2018	18	2,869
TOTALS	2,590			1,963	312,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,963	118.2321	164.34	322,599	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 0% - 2026 Heated Area: 1689 HX Base Yr



33227 TUPELO LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	312,921
TOTAL MARKET OB/XF VALUE	3,395
TOTAL LAND VALUE - MARKET	88,400
TOTAL MARKET VALUE	404,716
SOH/AGL Deduction	0
ASSESSED VALUE	404,716
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	404,716
TOTAL JUST VALUE	404,716
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	418,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V250012870	SID	6,830	11/20/2025
18002434	CO ISSUED	0	03/08/2018
1702139	NEW CONSTR	213,623	04/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2787/1413	5/12/2025	WD	U	I	37	400,000
GRANTOR: PROPST JOHN & CHRISTI						
GRANTEE: HARRISON THOMAS & C						
2099/0368	2/03/2017	WD	Q	V	01	51,000
GRANTOR: LILLY WILLIAM SCOTT						
GRANTEE: PROPST JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W36 S8 S21 E12 E24 N29 $
FUS=[YR=2018;ORIG=56,5] S19 W23 N13 W3 S13 W10 N19 E36 $
FGR=[YR=2018;ORIG=-46,8] N6 W15 S22 E15 N16 $
UAT=[YR=2018;ORIG=20,0] E36 S5 W36 N5 $
UAT=[YR=2018;ORIG=56,24] S5 W36 N5 E36 $
FOP=[YR=2018;ORIG=-26,29] S6 E12 N6 W12 $
FOP=[YR=2018;ORIG=-36,8] W10 S10 E10 N10 $
STR=[YR=2018;ORIG=33,24] W3 N13 E3 S13 $
PTR=[ORIG=0,0] E20 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	97	3,395	

TOTAL OB/XF 3,395

LAND DESCRIPTION

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	5.20	AC		1.00	1.00	1.00	17,000.00	17,000.00	88,400							

REVIEW DATE 11/06/2025 BY WWX Total Acres: 5.20 Total Land Value: 88,400 Market: 0 Agricultural: 0 Common: 88,400 PRINTED 07/09/2026 BY SYS