

LOT 4
IN OR 1806/369
ESMT OR 1479/1347

RIDDLE RYAN & MICHELE
33167 TUPELO LN
CALLAHAN, FL 32011

2026

16-1N-24-2090-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	5 100
Frame	02	WOOD FRAME 100
Stories	2	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

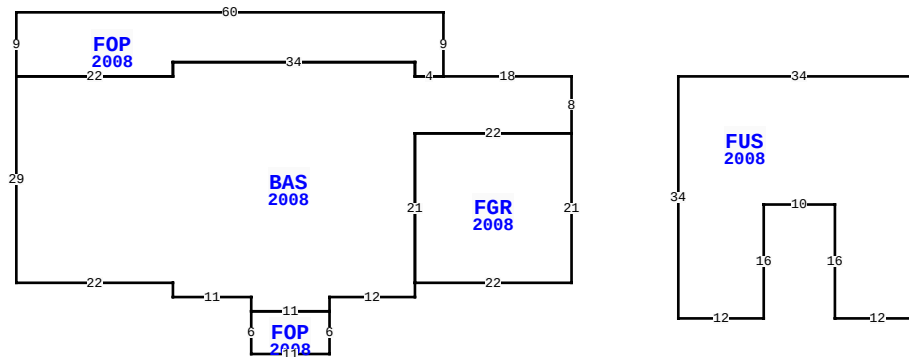
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,958	100	2008	1,958	295,351
FGR	462	55	2008	254	38,314
FOP	66	30	2008	20	3,017
FOP	472	30	2008	142	21,419
FUS	996	100	2008	996	150,240
TOTALS	3,954			3,370	508,342

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00
4	0910	SCRN RM L	0	100	60	30	1,800.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	PUD	0.00	0.00	17.80
2	009605	C	WETLANDS	100	0006	PUD			13.90

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,370	103.5920	171.96	579,505	2008	2008	0	0	0	12.28	87.72
1 SFR CUST 100% - 2013 Heated Area: 2954 HX Base Yr 2013												



NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 6								Tax Dist:	
BUILDING MARKET VALUE								508,342	
TOTAL MARKET OB/XF VALUE								60,050	
TOTAL LAND VALUE - MARKET								273,100	
TOTAL MARKET VALUE								841,492	
SOH/AGL Deduction								528,954	
ASSESSED VALUE								312,538	
TOTAL EXEMPTION VALUE								HX HB 51,411	
BASE TAXABLE VALUE								261,127	
TOTAL JUST VALUE								841,492	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								797,898	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001371	XFOB	40,176	02/21/2017
P164185	SWIM POOL	69,938	12/01/2016
E19862	ELEC OTHER	2,650	08/01/2007
M13160	MECH OTHER	0	08/01/2007
C20018	CO ISSUED	274,428	06/01/2007
B20018	NEW CONSTR	274,428	06/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1806/0369	7/10/2012	WD	Q	I	02	325,000
GRANTOR:HARRIS JOHN G JR & HE						
GRANTEE:RIDDLE RYAN & MICHE						
1469/0605	1/03/2007	WD	U	V	21	310,000
GRANTOR:TUPELO PLANTATION DEV						
GRANTEE:HARRIS JOHN G JR &						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2008] W18 FOP=[YR=2008] N9 W60 S9 E22 N2 E34 S2 E4\$ W4 N2 W34 S2 W22 S29 E22 S2 E11 S2 FOP=[YR=2008] S6 E11 N6 W11\$ E11 N2 E12 N2 FGR=[YR=2008] E22 N21 W22 S21\$ N21 E22 N8\$ PTR=E15 FUS=[YR=2008] E34 S34 W12 N16 W10 S16 W12 N34\$ W15\$.									

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