

TRACT D {K/A PARK}
PT OR 1879/1981
TUPELO PLANTATION PB 7/206

TUPELO PLANTATION OWNERS ASSOCIATION INC
C/O ELIM SERVICES, 1941 MAYPORT RD
ATLANTIC BEACH, FL 32233

2026

16-1N-24-2090-000D-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	06	CUST PANEL 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0005	COMMON S/D LANDS
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	200	100	2007	200	24,678
DCK	1,432	10	2007	143	17,645
FOP	240	30	2007	72	8,884
FSP	520	50	2007	260	32,081

TOTALS	2,392			675	83,287
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	642.00	SF	5.20
2	0300	BOAT DCK W	0	0	0	0	866.00	SF	40.00
3	0940	SHEDS/PORT	0	0	0	0	256.00	SF	30.00
4	0820	WOOD WALK	0	0	0	0	823.00	SF	11.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000005	C	COMMON S/D L	0	0006	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0303	04	675	119.0700	134.85	91,024	2007	2007	0	0	0	8.50	91.50	
1 CLUB HOUSE 0% - 2024 Heated Area: 200 HX Base Yr													
33227 WIREGRASS WAY, CALLAHAN													
BLD DATE 11/19/2007 JH LGL DATE 05/19/2026 MLU													
XF DATE													
INC DATE													

L	N	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	0	0	0	642.00	SF	5.20	5.20	100	2007	2007	3	86	2,871	
2	0300	BOAT DCK W		0	0	0	0	866.00	SF	40.00	40.00	100	2007	2007	3	40	13,856	
3	0940	SHEDS/PORT		0	0	0	0	256.00	SF	30.00	30.00	100	2007	2007	3	24	1,843	
4	0820	WOOD WALK		0	0	0	0	823.00	SF	11.75	11.75	100	2007	2007	3	40	3,868	

TOTAL OB/XF													22,438	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
06	PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00			

NASSAU COUNTY PROPERTY										PAGE 1 of 1				6
VALUATION SUMMARY										RECONCILE				
VALUATION BY										Tax Group: 6				Tax Dist:
BUILDING MARKET VALUE										0				
TOTAL MARKET OB/XF VALUE										0				
TOTAL LAND VALUE - MARKET										100				
TOTAL MARKET VALUE										100				
SOH/AGL Deduction										0				
ASSESSED VALUE										100				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										100				
TOTAL JUST VALUE										100				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										100				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2639/1223	4/18/2023	QC	U	V	11	100	
GRANTOR: TUPELO PLANTATION LLC							
GRANTEE: TUPELO PLANTATION O							
1879/1981	9/17/2013	SW	U	V	12	1,200,000	
GRANTOR: EVERBANK							
GRANTEE: TUPELO PLANTATION L							

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2007] W20DCK=[YR=2007] W3 D8 L8 S44 D8 R8 E26 U8 R8 N44 U8 L8 W3S48 W20N48S\$12FSP=[YR=2007] S26BAS=[YR=2007] S10E20N10W20\$E20N26W20\$E20N12\$.									