LOT 13
TUPELO PLANTATION PB 7/206
ESMT IN OR 2557-1038

MAHONEY THOMAS & LAUREN
333448 HALF HITCH DR
CALLAHAN, FL 32011

2026

16-1N-24-2090-0013-0000

BUILDING CHARACTERISTICS

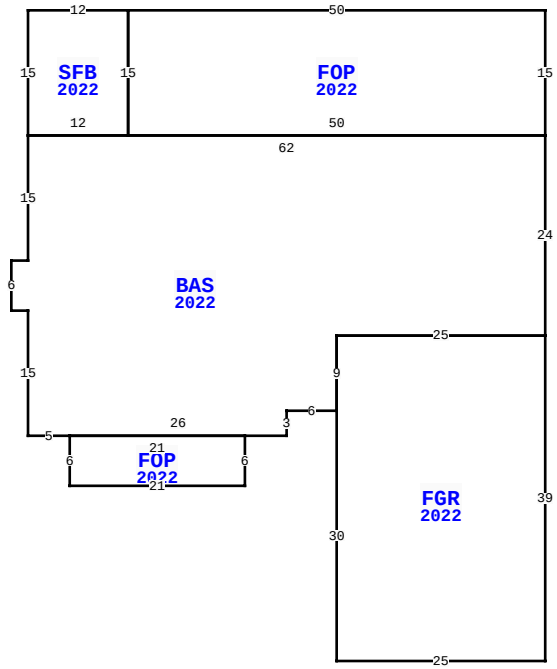
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,926	100	2022	1,926	307,405
FGR	975	55	2022	536	85,550
FOP	126	30	2022	38	6,065
FOP	750	30	2022	225	35,912
SFB	180	80	2022	144	22,984
TOTALS	3,957			2,869	457,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,869	97.1208	161.22	462,540	2022	2022	0	0	0	1.00	99.00

1 SFR CUST 100% - 2023 Heated Area: 2070 HX Base Yr 2023



33348 HALF HITCH DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		457,915
TOTAL MARKET OB/XF VALUE		74,106
TOTAL LAND VALUE - MARKET		120,100
TOTAL MARKET VALUE		652,121
SOH/AGL Deduction		100,687
ASSESSED VALUE		551,434
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		500,023
TOTAL JUST VALUE		652,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		653,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260003224	NEW RES AC	202,217	03/25/2026
22014368	CO ISSUED	0	09/21/2022
22012596	ADDITION	17,083	08/17/2022
22003294	SWIM POOL	50,000	03/01/2022
21016175	NEW CONSTR	326,807	11/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2399/0270	10/08/2020	WD	Q	V	02	85,000
GRANTOR: BENTLEY JAMES H & LAN						
GRANTEE: MAHONEY THOMAS & LA						
2347/0359	3/13/2020	WD	Q	V	01	70,000
GRANTOR: ALDRIDGE JUSTIN A						
GRANTEE: BENTLEY JAMES H & L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W50 SFB=[YR=2022] W12 S15 BAS=[YR=2022] S15 W2 S6 E2 S15 E5 FOP=[YR=2022] S6 E21 N6 W21$ E26 N3 E6 FGR=[YR=2022] S30 E25 N39 W25 S9 $ N9 E25 N24 W62$ E12 N15$ S15 E50 N15$.

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	0911	SCRN RM A	0	100	62	24	1,488.00	SF	18.00	18.00	100	2022	2022	3	90	24,106	
2	0860	POOL/SPA	0	100	26	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 74,106

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	100	0006	PUD	0.00	0.00	5.30	AC		1.00	1.00	1.00	17,000.00	17,000.00	90,100							
2	009605	C	WETLANDS	100	0006	PUD	0.00	0.00	5.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	30,000							

REVIEW DATE 06/30/2026 BY WW Total Acres: 10.30 Total Land Value: 120,100 Market: 0 Agricultural: 0 Common: 120,100 PRINTED 07/09/2026 BY SYS