LOT 15
TUPELO PLANTATION PB 7/206

HALL APRIL LYNN/BRINSON CHRISTOPHER E
33347 HALF HITCH DR
CALLAHAN, FL 32011

2026

16-1N-24-2090-0015-0000

BUILDING CHARACTERISTICS

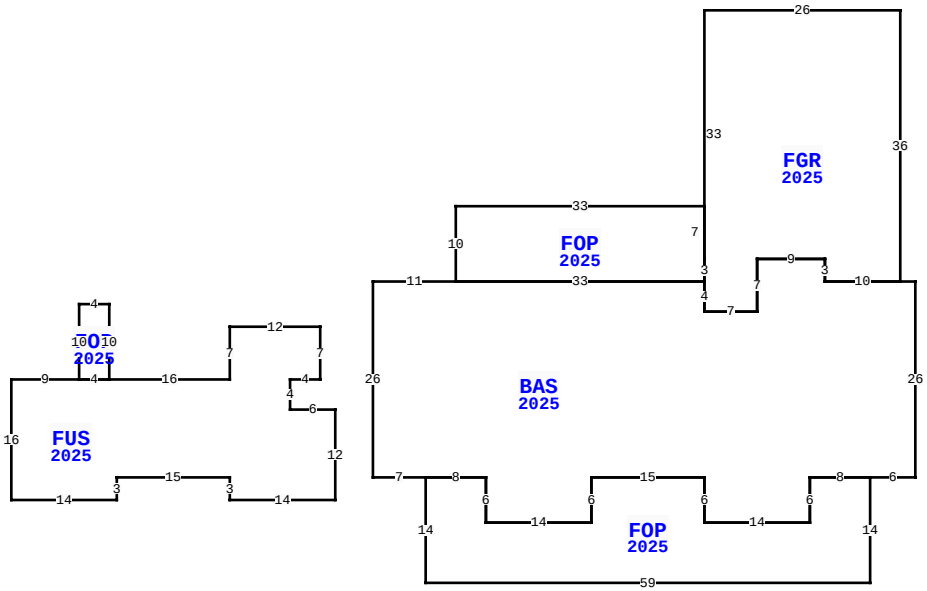
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	02	Quality Level 02
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	2,039	100	2025	2,039	326,566
FGR	937	55	2025	515	82,483
FOP	40	30	2025	12	1,922
FOP	330	30	2025	99	15,856
FOP	658	30	2025	197	31,551
FUS	703	100	2025	703	112,593
TOTALS	4,707			3,565	570,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,565	96.5295	160.24	571,256	2024	2024	0	0	0	0.05	99.95

1 SFR CUST 100% - 2025 Heated Area: 2742 HX Base Yr 2025



33347 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		570,970
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		104,400
TOTAL MARKET VALUE		678,870
SOH/AGL Deduction		48,906
ASSESSED VALUE		629,964
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		578,553
TOTAL JUST VALUE		678,870
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		685,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004151	PRIVATE PROVIDER	554,984	04/11/2024
230007159	NEW SFR	554,984	06/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/1556	6/07/2022	WD	Q	V	01	149,000
GRANTOR: DEFEE ANTHONY						
GRANTEE: BRINSON CHRISTOPHER						
2387/0091	8/21/2020	WD	Q	V	01	55,000
GRANTOR: EMMONS DAVID						
GRANTEE: DEFEE ANTHONY						

BUILDING NOTES

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024	03	100	3,500	

BUILDING DIMENSIONS

FOP=[YR=2025;ORIG=66,9] E33 S7 S3 W33 N10 $
FOP=[YR=2025;ORIG=62,59] E59 N14 W8 S6 W14 N6 W15 S6 W14 N6 W8 S14 $
FUS=[YR=2025;ORIG=7,32] E9 E4 E16 N7 E12 S7 W4 S4 E6 S12 W14 N3 W15 S3 W14 N16 $
FGR=[YR=2025;ORIG=125,-17] S36 W10 N3 W9 S7 W7 N4 N3 N33 E26 $
BAS=[YR=2025;ORIG=55,45] E7 E8 S6 E14 N6 E15 S6 E14 N6 E8 E6 N26 W2 W10 N3 W9 S7 W7 N4 W33 W11 S26 $
FOP=[YR=2025;ORIG=16,32] E4 N10 W4 S10 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	4.80	AC		1.00	1.00	1.00	17,000.00	17,000.00	81,600							
2	009605	C	WETLANDS	100	0006	PUD	0.00	0.00	3.80	AC		1.00	1.00	1.00	6,000.00	6,000.00	22,800							

REVIEW DATE 05/23/2024 BY WW Total Acres: 8.60 Total Land Value: 104,400 Market: 0 Agricultural: 0 Common: 104,400 PRINTED 07/09/2026 BY SYS