LOT 20
TUPELO PLANTATION PB 7/206

HAINES TIMOTHY & TAIGE REV TRUST/HAINES TIMOTHY TR
33230 WIREGRASS WAY
CALLAHAN, FL 32011

2026

16-1N-24-2090-0020-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

33250 WIREGRASS WAY, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	155,900
TOTAL MARKET VALUE	155,900
SOH/AGL Deduction	52,265
ASSESSED VALUE	103,635
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,635
TOTAL JUST VALUE	155,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/0758	7/25/2022	QC	U	I	11	100
GRANTOR: HAINES TIMOTHY G & TA						
GRANTEE: HAINES TIMOTHY & TA						
2355/0583	4/14/2020	WD	Q	V	02	66,000
GRANTOR: BAHRI NABIL & SOHA(H&						
GRANTEE: HAINES TIMOTHY G &						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	7.90	AC		1.00	1.00	1.00	17,000.00	17,000.00	134,300							
2	009605	C	WETLANDS	0	0006	PUD	0.00	0.00	3.60	AC		1.00	1.00	1.00	6,000.00	6,000.00	21,600							

REVIEW DATE 05/19/2026 BY MLU Total Acres: 11.50 Total Land Value: 155,900 Market: 0 Agricultural: 0 Common: 155,900 PRINTED 07/09/2026 BY SYS