LOT 31
TUPELO PLANTATION PB 7/206

PAQUIN BRUCE J & PEGGY SUE L/E/
33247 WIREGRASS WAY
CALLAHAN, FL 32011

2026

16-1N-24-2090-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

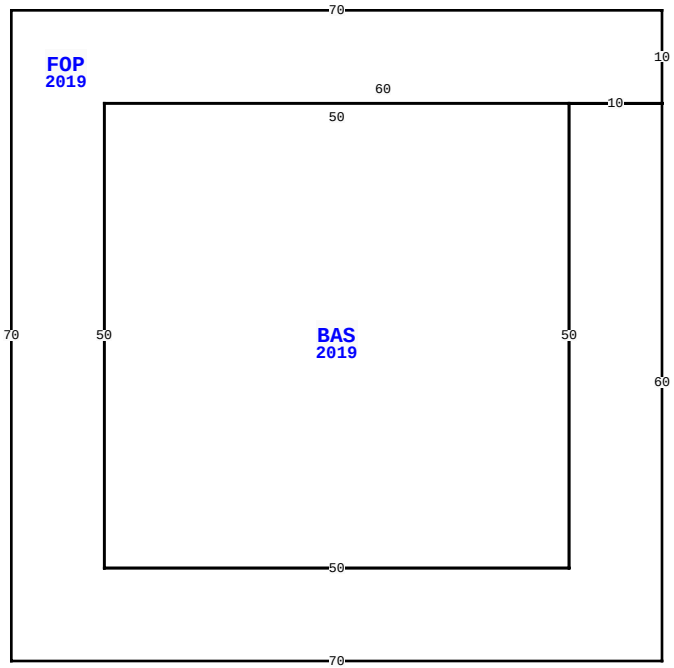
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	0	0 100
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	2,500	100	2019	2,500	380,591
FOP	2,400	30	2019	720	109,610
TOTALS	4,900			3,220	490,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,220	94.0608	156.14	502,771	2019	2019	0	0	0	2.50	97.50

1 SFR CUST 100% - 2020 Heated Area: 2500 HX Base Yr 2020



33247 WIREGRASS WAY, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		726,055
TOTAL MARKET OB/XF VALUE		51,400
TOTAL LAND VALUE - MARKET		175,400
TOTAL MARKET VALUE		952,855
SOH/AGL Deduction		343,520
ASSESSED VALUE		609,335
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		552,924
TOTAL JUST VALUE		952,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		989,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001961	NEW CONSTR	78,870	02/27/2019
19001764	CO ISSUED	0	02/22/2019
18011078	SWIM POOL	39,288	11/05/2018
18010038	XFOB	20,577	10/03/2018
17007363	GARAGE	139,459	02/01/2018
17007360	NEW CONSTR	345,479	11/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2793/1750	6/11/2025	LE	U	I	11	100
GRANTOR: PAQUIN BRUCE J & PEGG						
GRANTEE: PAQUIN REVOCABLE FA						
1892/1085	11/25/2013	WD	Q	V	01	76,000
GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: PAQUIN BRUCE J & PE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W70 S70 E70 N60 W10 BAS=[YR=2019] W50 S50 E50 N50$ S50 W50 N50 E60 N10$.

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	0860	POOL/SPA	0	100	38	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	78	3,900	

LAND DESCRIPTION

TOTAL OB/XF 51,400

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	10.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	170,000							
2	009605	C	WETLANDS	100	0006	PUD	0.00	0.00	0.90	AC		1.00	1.00	1.00	6,000.00	6,000.00	5,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 10.90 Total Land Value: 175,400 Market: 0 Agricultural: 0 Common: 175,400 PRINTED 07/09/2026 BY SYS

LOT 31
TUPELO PLANTATION PB 7/206

PAQUIN BRUCE J & PEGGY SUE L/E/
33247 WIREGRASS WAY
CALLAHAN, FL 32011

2026

16-1N-24-2090-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

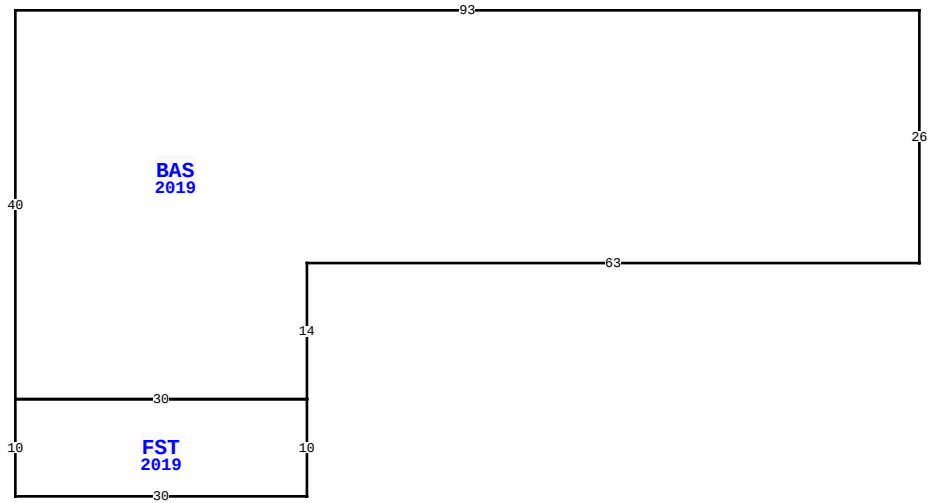
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,838	100	2019	2,838	89,155
FST	300	55	2019	165	5,183
TOTALS	3,138			3,003	94,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	3,003	85.6980	33.42	100,360	2019	2019	0	0	0	6.00	94.00

2 GARAGE RES 100% - 2020 Heated Area: 2838 HX Base Yr 2020



33247 WIREGRASS WAY, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		726,055
TOTAL MARKET OB/XF VALUE		51,400
TOTAL LAND VALUE - MARKET		175,400
TOTAL MARKET VALUE		952,855
SOH/AGL Deduction		343,520
ASSESSED VALUE		609,335
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		552,924
TOTAL JUST VALUE		952,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		989,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2793/1750	6/11/2025	LE	U	I	11	100
GRANTOR: PAQUIN BRUCE J & PEGG						
GRANTEE: PAQUIN REVOCABLE FA						
1892/1085	11/25/2013	WD	Q	V	01	76,000
GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: PAQUIN BRUCE J & PE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W93 S40 FST=[YR=2019] S10 E30 N10 W30$ E30 N14 E63 N26$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 10.90 Total Land Value: 175,400 Market: 0 Agricultural: 0 Common: 175,400 PRINTED 07/09/2026 BY SYS

LOT 31
TUPELO PLANTATION PB 7/206

PAQUIN BRUCE J & PEGGY SUE L/E/
33247 WIREGRASS WAY
CALLAHAN, FL 32011

2026

16-1N-24-2090-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	11	CLAY TILE 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

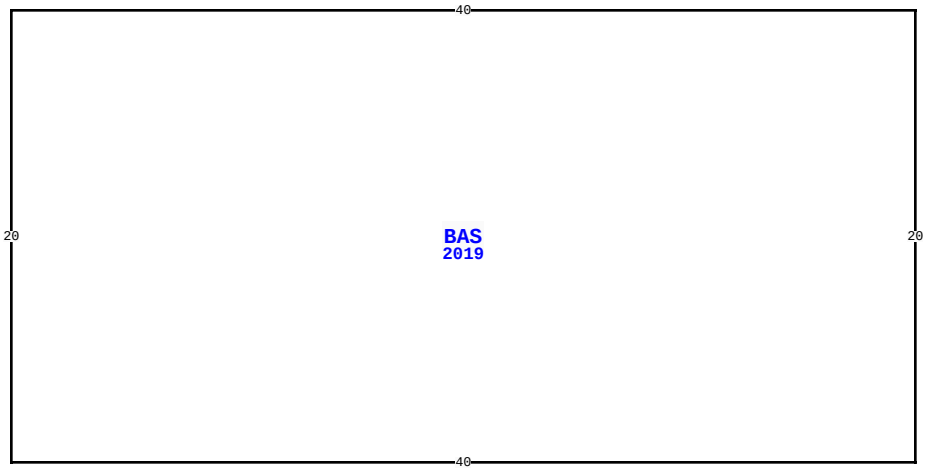
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	2019	800	23,619
TOTALS	800			800	23,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	800	54.2685	30.39	24,312	2019	2019	0	0	0	2.85	97.15

3 ACCESORY U 100% - 2020 Heated Area: 800 HX Base Yr 2020



33247 WIREGRASS WAY, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		726,055
TOTAL MARKET OB/XF VALUE		51,400
TOTAL LAND VALUE - MARKET		175,400
TOTAL MARKET VALUE		952,855
SOH/AGL Deduction		343,520
ASSESSED VALUE		609,335
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		552,924
TOTAL JUST VALUE		952,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		989,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2793/1750	6/11/2025	LE	U	I	11	100
GRANTOR: PAQUIN BRUCE J & PEGG						
GRANTEE: PAQUIN REVOCABLE FA						
1892/1085	11/25/2013	WD	Q	V	01	76,000
GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: PAQUIN BRUCE J & PE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W40 S20 E40 N20$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 10.90 Total Land Value: 175,400 Market: 0 Agricultural: 0 Common: 175,400 PRINTED 07/09/2026 BY SYS

LOT 31
TUPELO PLANTATION PB 7/206

PAQUIN BRUCE J & PEGGY SUE L/E/
33247 WIREGRASS WAY
CALLAHAN, FL 32011

2026

16-1N-24-2090-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

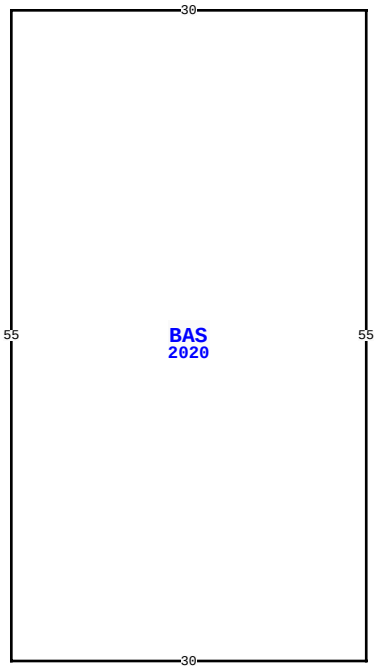
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	2020	1,650	117,896
TOTALS	1,650			1,650	117,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,650	130.2030	72.91	120,302	2020	2020	0	0	0	2.00	98.00

4 ACCESORY U 100% - 2020 Heated Area: 1650 HX Base Yr 2020



33247 WIREGRASS WAY, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		726,055
TOTAL MARKET OB/XF VALUE		51,400
TOTAL LAND VALUE - MARKET		175,400
TOTAL MARKET VALUE		952,855
SOH/AGL Deduction		343,520
ASSESSED VALUE		609,335
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		552,924
TOTAL JUST VALUE		952,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		989,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2793/1750	6/11/2025	LE	U	I	11	100
GRANTOR: PAQUIN BRUCE J & PEGG						
GRANTEE: PAQUIN REVOCABLE FA						
1892/1085	11/25/2013	WD	Q	V	01	76,000
GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: PAQUIN BRUCE J & PE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 S55 E30 N55$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 10.90 Total Land Value: 175,400 Market: 0 Agricultural: 0 Common: 175,400 PRINTED 07/09/2026 BY SYS