LOT 46
IN OR 1895/835
TUPELO PLANTATION PB 7/206

GRANDLE JAMES & HEATHER
34497 STEEPLE CHASE WAY
CALLAHAN, FL 32011

2026

16-1N-24-2090-0046-0000

BUILDING CHARACTERISTICS

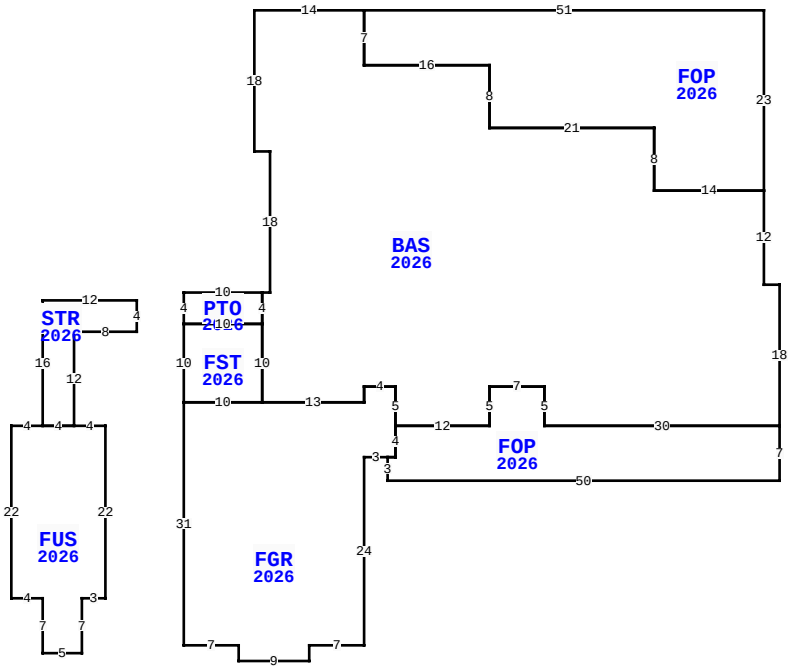
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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	2,585	100	2026	2,585	403,570
FGR	767	55	2026	422	65,883
FOP	381	30	2026	114	17,798
FOP	749	30	2026	225	35,127
FST	100	55	2026	55	8,587
FUS	299	100	2026	299	46,680
PTO	40	5	2026	2	312
STR	96	10	2026	10	1,561
TOTALS	5,017			3,712	579,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,712	94.0500	156.12	579,517	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 2884 HX Base Yr 2026



34497 STEEPLE CHASE WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		638,431
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		171,300
TOTAL MARKET VALUE		813,231
SOH/AGL Deduction		60,397
ASSESSED VALUE		752,834
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		701,423
TOTAL JUST VALUE		813,231
NCON VALUE		583,017
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250002973	PRIVATE PROVIDER	573,513	03/24/2025
B240001965	PRIVATE PROVIDER	573,513	02/16/2024
22014143	GARAGE	0	09/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1895/0835	12/05/2013	WD	Q	V	02	54,900
GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: GRANDLE JAMES & HEA						
1879/1981	9/17/2013	SW	U	V	12	1,200,000
GRANTOR: EVERBANK						
GRANTEE: TUPELO PLANTATION L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=168,23] W14 N8 W21 N8 W16 N7 W14 S18 E2 S18 W1 S4 S10 E13 N2 E4 S5 E12 N5 E7 S5 E30 N18 W2 N12 $
FGR=[YR=2026;ORIG=94,50] E10 E13 N2 E4 S5 S4 W1 W3 S24 W7 S2 W9 N2 W7 N31 $
FOP=[YR=2026;ORIG=117,0] E51 S23 W14 N8 W21 N8 W16 N7 $
FOP=[YR=2026;ORIG=121,53] E12 N5 E7 S5 E30 S7 W50 N3 E1 N4 $
FUS=[YR=2026;ORIG=76,53] W4 S22 E4 S7 E5 N7 E3 N22 W4 W4 $
FST=[YR=2026;ORIG=94,40] E10 S10 W10 N10 $
STR=[YR=2026;ORIG=88,37] W12 S16 E4 N12 E8 N4 $
PTO=[YR=2026;ORIG=94,36] E10 S4 W10 N4 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2026	2025		100	3,500	

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			6.30	AC		1.00	1.00	1.00	17,000.00	17,000.00	107,100							
2	009605	C	WETLANDS	100	0006	PUD			10.70	AC		1.00	1.00	1.00	6,000.00	6,000.00	64,200							

REVIEW DATE 06/27/2025 BY WW Total Acres: 17.00 Total Land Value: 171,300 Market: 0 Agricultural: 0 Common: 171,300 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

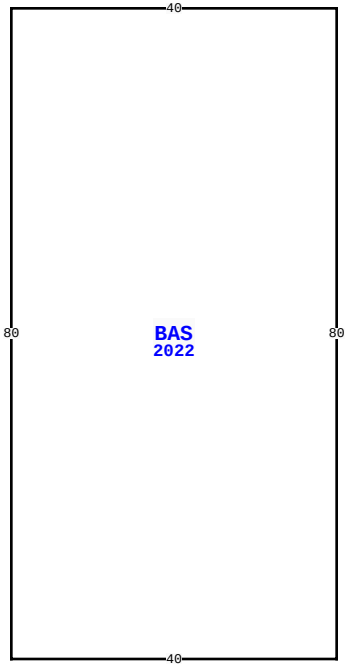
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,200	100	2022	3,200	58,914
TOTALS	3,200			3,200	58,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	3,200	48.6680	18.98	60,736	2022	2022	0	0	0	3.00	97.00

2 GARAGE RES 100% - 2026 Heated Area: 3200 HX Base Yr 2026



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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W40 S80 E40 N80$.

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

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