LOT 50
TUPELO PLANTATION PB 7/206

HILGENDORF ANAMARIE & STEVEN
34249 STEEPLE CHASE WAY
CALLAHAN, FL 32011

2026

16-1N-24-2090-0050-0000

BUILDING CHARACTERISTICS

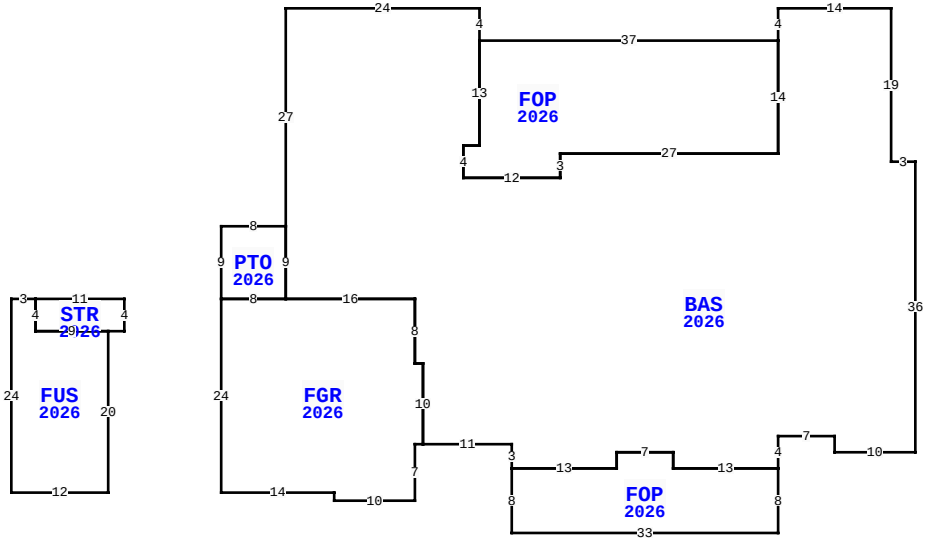
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	3,241	100	2026	3,241	520,829
FGR	596	55	2026	328	52,710
FOP	278	30	2026	83	13,338
FOP	556	30	2026	167	26,837
FUS	252	100	2026	252	40,496
PTO	72	5	2026	4	643
STR	44	10	2026	4	643
TOTALS	5,039			4,079	655,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,079	96.8088	160.70	655,495	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 3493 HX Base Yr 2026



34249 STEEPLE CHASE 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		738,750
TOTAL MARKET OB/XF VALUE		128,624
TOTAL LAND VALUE - MARKET		176,800
TOTAL MARKET VALUE		1,044,174
SOH/AGL Deduction		0
ASSESSED VALUE		1,044,174
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		992,763
TOTAL JUST VALUE		1,044,174
NCON VALUE		867,374
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250002470	PRIVATE PROVIDER	645,055	03/10/2025
B240011796	5799 SQ FT SCREEN	30,000	10/21/2024
SP240009912	NEW SHOTCRETE SWI	313,050	08/27/2024
B240007026	METAL GARAGE (T)	295,022	06/13/2024
B240006387	NSFR (T) 4982 (H)	645,055	05/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2679/1684	11/15/2023	WD	Q	V	01	245,000
GRANTOR: ZARZUELA ALEXANDER BL						
GRANTEE: HILGENDORF ANAMARIE						
2641/415	5/15/2023	WD	Q	V	01	179,500
GRANTOR: NEIL RON M & JESSICA						
GRANTEE: ZARZUELA ALEXANDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=133,0] W14 S4 S14 W27 S3 W12 N4 E2 N13 N4 W24 S27 S9 E16 S8 E1 S10 E11 S3 E13 N2 E7 S2 E13 N4 E7 S2 E10 N36 W3 N19 $
FOP=[YR=2026;ORIG=119,4] W37 S13 W2 S4 E12 N3 E27 N14 $
FOP=[YR=2026;ORIG=99,55] E7 S2 E13 S8 W33 N8 E13 N2 $
FGR=[YR=2026;ORIG=50,36] E8 E16 S8 E1 S10 W1 S7 W10 N1 W14 N24 $
FUS=[YR=2026;ORIG=27,36] W3 S24 E12 N20 W9 N4 $
STR=[YR=2026;ORIG=38,36] W11 S4 E9 E2 N4 $
PTO=[YR=2026;ORIG=50,27] E8 S9 W8 N9 $
.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	
3	0912	SCRN RM G	0	100	0	0	3,744.00	SF	21.00	21.00	100	2026	2025		100	78,624	

LAND DESCRIPTION

TOTAL OB/XF 128,624

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			10.40	AC		1.00	1.00	1.00	17,000.00	17,000.00	176,800							

REVIEW DATE 06/27/2025 BY WW Total Acres: 10.40 Total Land Value: 176,800 Market: 0 Agricultural: 0 Common: 176,800 PRINTED 07/09/2026 BY SYS

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2026

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BUILDING CHARACTERISTICS

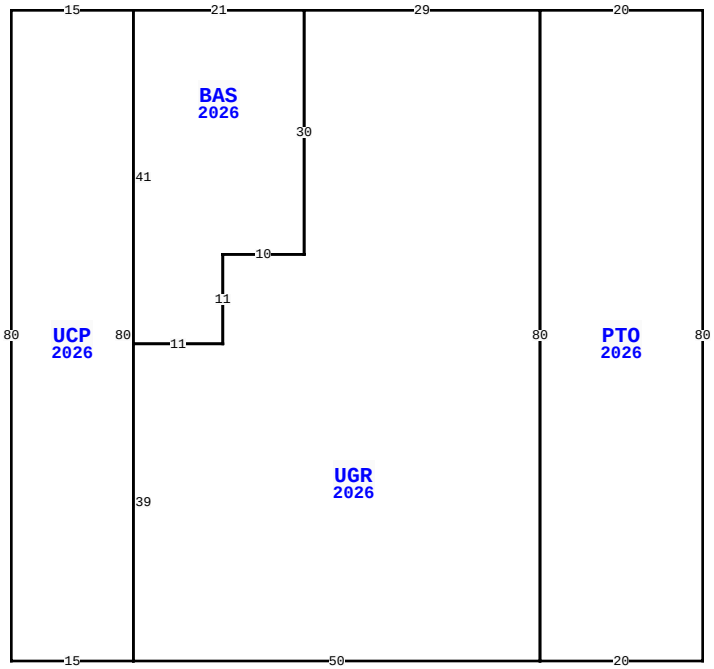
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 70
Interior Wall	05	DRYWALL 30
Interior Floo	03	CONC FINSH 100
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	05	STEEL 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	751	100	2026	751	24,684
PTO	1,600	5	2026	80	2,629
UCP	1,200	20	2026	240	7,888
UGR	3,249	45	2026	1,462	48,053
TOTALS	6,800			2,533	83,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,533	85.1184	33.20	84,096	2025	2025	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2026 Heated Area: 751 HX Base Yr 2026



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GRANTOR: NEIL RON M & JESSICA						
GRANTEE: ZARZUELA ALEXANDER						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2026;ORIG=40,-10] W15 S80 E15 N80 $
BAS=[YR=2026;ORIG=61,-10] S30 W10 S11 W11 N41 E21 $
UGR=[YR=2026;ORIG=61,-10] E29 S80 W50 N39 E11 N11 E10 N30 $
PTO=[YR=2026;ORIG=90,-10] E20 S80 W20 N80 $
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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

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