LOT 56
TUPELO PLANTATION PB 7/206

RAGGINS DOUGLAS
34547 MITIGATION TRL
CALLAHAN, FL 32011

2026

16-1N-24-2090-0056-0000

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	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

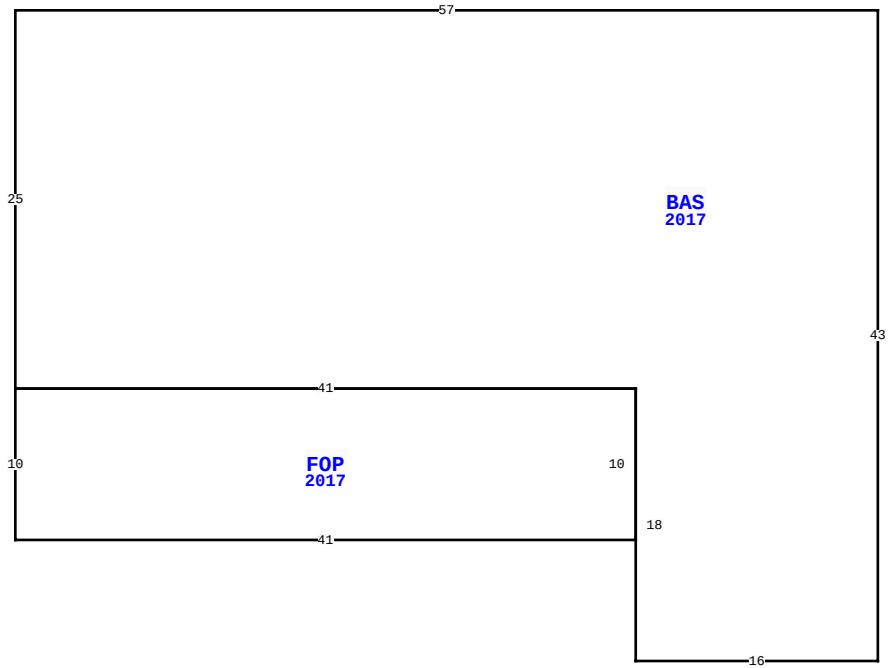
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,713	100	2017	1,713	282,274
FOP	410	30	2017	123	20,268
TOTALS	2,123			1,836	302,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,836	102.8700	170.76	313,515	2017	2017	0	0	0	3.50	96.50

1 SFR CUST 100% - 2020 Heated Area: 1713 HX Base Yr 2020



34547 MITIGATION TRL, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		302,542
TOTAL MARKET OB/XF VALUE		1,940
TOTAL LAND VALUE - MARKET		149,100
TOTAL MARKET VALUE		453,582
SOH/AGL Deduction		237,967
ASSESSED VALUE		215,615
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		164,204
TOTAL JUST VALUE		453,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1704086	CO ISSUED	0	05/09/2017
B1633515	NEW CONSTR	200,971	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2257/1512	2/14/2019	WD	Q	I	01	250,000
GRANTOR: LANDGREBE MERRILL E &						
GRANTEE: RAGGINS DOUGLAS						
1895/0817	12/09/2013	WD	Q	V	01	39,900
GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: LANDGREBE MERRILL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W57 S25 FOP=[YR=2017] S10 E41 N10 W41$ E41 S18 E16 N43$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 1,940

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	5.10	AC		1.00	1.00	1.00	17,000.00	17,000.00	86,700							
2	009605	C	WETLANDS	100	0006	PUD	0.00	0.00	10.40	AC		1.00	1.00	1.00	6,000.00	6,000.00	62,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 15.50 Total Land Value: 149,100 Market: 0 Agricultural: 0 Common: 149,100 PRINTED 07/09/2026 BY SYS