LOT 57
TUPELO PLANTATION PB 7/206

PIRAINO CANDICE ANN/DAVIS JUSTIN
34664 MITIGATION TRL
CALLAHAN, FL 32011

2026

16-1N-24-2090-0057-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

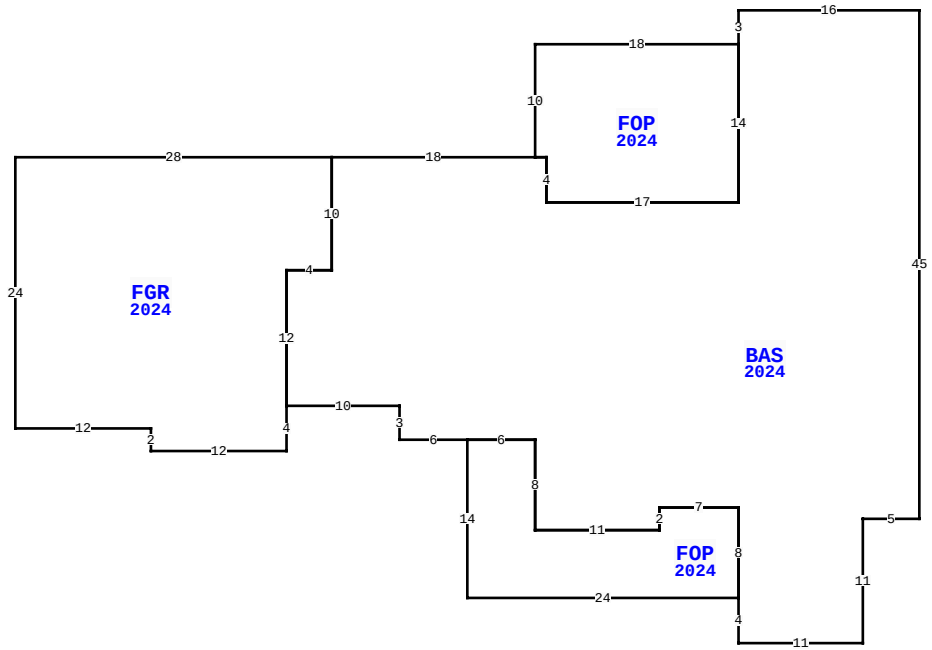
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,833	100	2024	1,833	332,303
FGR	640	55	2024	352	63,813
FOP	206	30	2024	62	11,240
FOP	248	30	2024	74	13,416
TOTALS	2,927			2,321	420,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,321	109.7600	182.20	422,886	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 100% - 2026 Heated Area: 1833 HX Base Yr



34664 MITIGATION TR, 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		420,772
TOTAL MARKET OB/XF VALUE		4,950
TOTAL LAND VALUE - MARKET		198,600
TOTAL MARKET VALUE		624,322
SOH/AGL Deduction		74,591
ASSESSED VALUE		549,731
TOTAL EXEMPTION VALUE	13	549,731
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		624,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		581,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220004229	CO ISSUED	308,335	12/08/2023
22014608	NEW SFR	308,335	09/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2784/1879	4/11/2025	WD	Q	I	01	770,000
GRANTOR: TELEBACK MIKE & JANA						
GRANTEE: PIRAINO CANDICE ANN						
2513/0121	10/26/2021	WD	Q	V	01	113,000
GRANTOR: MACDONALD AUSTIN						
GRANTEE: TELEBACK MIKE & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,0] W16 S3 S14 W17 N4 W1 W18 S10 W4 S12 E10 S3 E6 E6 S8 E11 N2 E7 S8 S4 E11 N11 E5 N45 $
FGR=[YR=2024;ORIG=88,13] W28 S24 E12 S2 E12 N4 N12 E4 N10 $
FOP=[YR=2024;ORIG=106,3] E18 S14 W17 N4 W1 N10 $
FOP=[YR=2024;ORIG=100,38] E6 S8 E11 N2 E7 S8 W24 N14 $
.

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	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		99	4,950	

LAND DESCRIPTION

TOTAL OB/XF 4,950

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	10.80	AC		1.00	1.00	1.00	17,000.00	17,000.00	183,600							
2	009605	C	WETLANDS	100	0006	PUD	0.00	0.00	2.50	AC		1.00	1.00	1.00	6,000.00	6,000.00	15,000							

REVIEW DATE 12/21/2023 BY WW Total Acres: 13.30 Total Land Value: 198,600 Market: 0 Agricultural: 0 Common: 198,600 PRINTED 07/09/2026 BY SYS