LOT 61
TUPELO PLANTATION PB 7/206

DIMITROFF CHETRI & ANDREA
33207 BARN OWL
CALLAHAN, FL 32011

2026

16-1N-24-2090-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

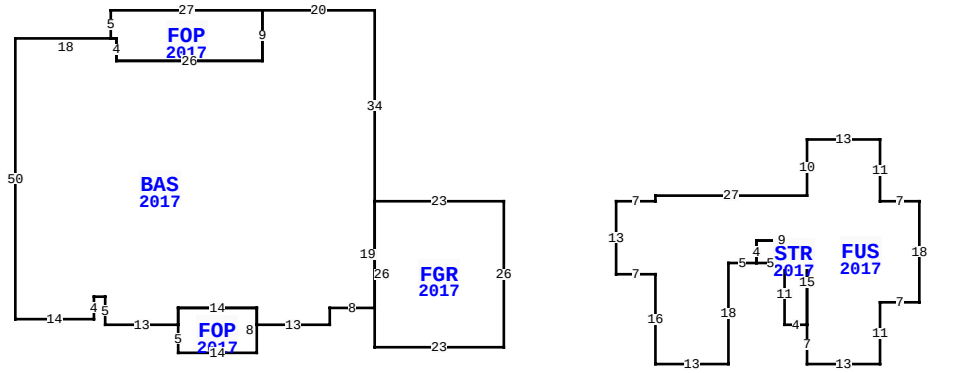
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,170	100	2017	3,170	561,990
FGR	598	55	2017	329	58,326
FOP	112	30	2017	34	6,027
FOP	239	30	2017	72	12,764
FUS	1,259	100	2017	1,259	223,200
STR	80	10	2017	8	1,418
TOTALS	5,458			4,872	863,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,872	113.6146	188.60	918,859	2017	2017	0	0	0	6.00	94.00

1 SFR CUST 100% - 2026 Heated Area: 4429 HX Base Yr 2026



33207 BARN OWL DR, 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		951,596
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		156,400
TOTAL MARKET VALUE		1,157,996
SOH/AGL Deduction		0
ASSESSED VALUE		1,157,996
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,106,585
TOTAL JUST VALUE		1,157,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,038,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008646	GARAGE	165,268	06/06/2022
22003535	SWIM POOL	55,000	03/04/2022
22003296	XFOB	40,000	03/01/2022
1704097	CO ISSUED	0	05/09/2017
B1632556	NEW CONSTR	502,742	06/30/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2790/1435	5/27/2025	WD	Q	I	01	1,385,000
GRANTOR: NEIL RON M & JESSICA						
GRANTEE: DIMITROFF CHETRI &						
2427/1476	1/11/2021	WD	Q	I	01	660,000
GRANTOR: BROOKS JEFFREY W & EL						
GRANTEE: NEIL RON M & JESSIC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2017] W23 BAS=[YR=2017] N34 W20 FOP=[YR=2017] W27 S5 E1 S4 E26 N9$ S9 W26 N4 W18 S50 E14 N4 E2 S5 E13 FOP=[YR=2017] S5 E14 N8 W14 S3$ N3 E14 S3 E13 N3 E8 N19$ S26 E23 N26$ PTR= E20 FUS=[YR=2017] E7 N1 E27 N10 E13 S11 E7 S18 W7 S11 W13 N7 STR=[YR=2017] W4 N11 W5 N4 E9 S15$ N15 W9 S4 W5 S18 W13 N16 W7N13$ W20$.

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	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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	8.60	AC		1.00	1.00	1.00	17,000.00	17,000.00	146,200							
2	009605	C	WETLANDS	100	0006	PUD	0.00	0.00	1.70	AC		1.00	1.00	1.00	6,000.00	6,000.00	10,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 10.30 Total Land Value: 156,400 Market: 0 Agricultural: 0 Common: 156,400 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		N/A 100
Interior Floo	01	NONE 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

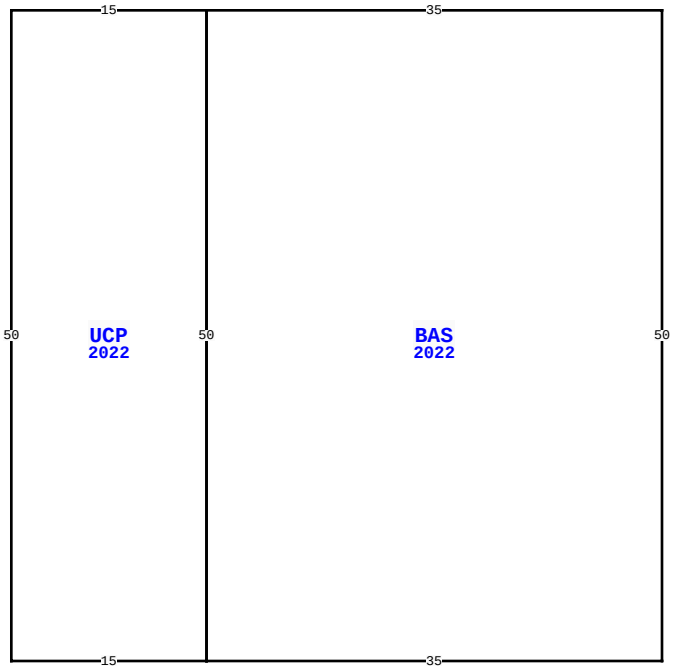
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,750	100	2022	1,750	32,083
UCP	750	20	2022	150	2,750
TOTALS	2,500			1,900	34,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,900	48.4610	18.90	35,910	2022	2022	0	0	0	3.00	97.00

2 GARAGE RES 100% - 2026 Heated Area: 1750 HX Base Yr 2026



33207 BARN OWL DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
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TOTAL LAND VALUE - MARKET		156,400
TOTAL MARKET VALUE		1,157,996
SOH/AGL Deduction		0
ASSESSED VALUE		1,157,996
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,106,585
TOTAL JUST VALUE		1,157,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,038,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/1435	5/27/2025	WD	Q	I	01	1,385,000
GRANTOR: NEIL RON M & JESSICA						
GRANTEE: DIMITROFF CHETRI &						
2427/1476	1/11/2021	WD	Q	I	01	660,000
GRANTOR: BROOKS JEFFREY W & EL						
GRANTEE: NEIL RON M & JESSIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W35 UCP=[YR=2022] W15 S50 E15 N50$ S50 E35 N50$.

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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Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 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	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

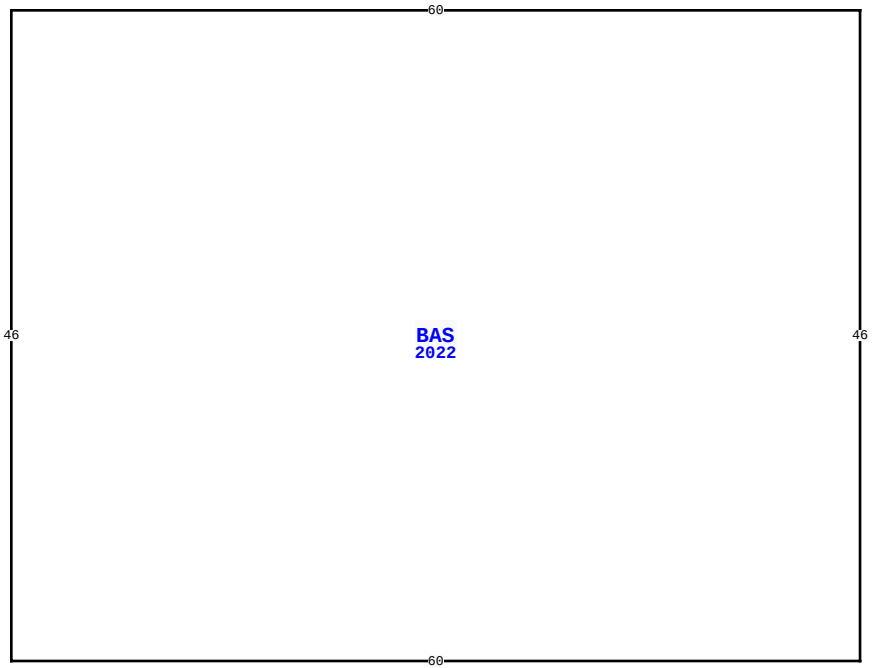
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,760	100	2022	2,760	53,036
TOTALS	2,760			2,760	53,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,760	50.7840	19.81	54,676	2022	2022	0	0	0	3.00	97.00

3 GARAGE RES 100% - 2026 Heated Area: 2760 HX Base Yr 2026



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GRANTOR: BROOKS JEFFREY W & EL						
GRANTEE: NEIL RON M & JESSIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W60 S46 E60 N46$.

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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