LOT 62
TUPELO PLANTATION PB 7/206

SMITH MARK P FAMILY TRUST/SMITH MARK P TRUSTEE ET
33159 BARN OWL DR
CALLAHAN, FL 32011

2026

16-1N-24-2090-0062-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	04	C ABOVE GD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

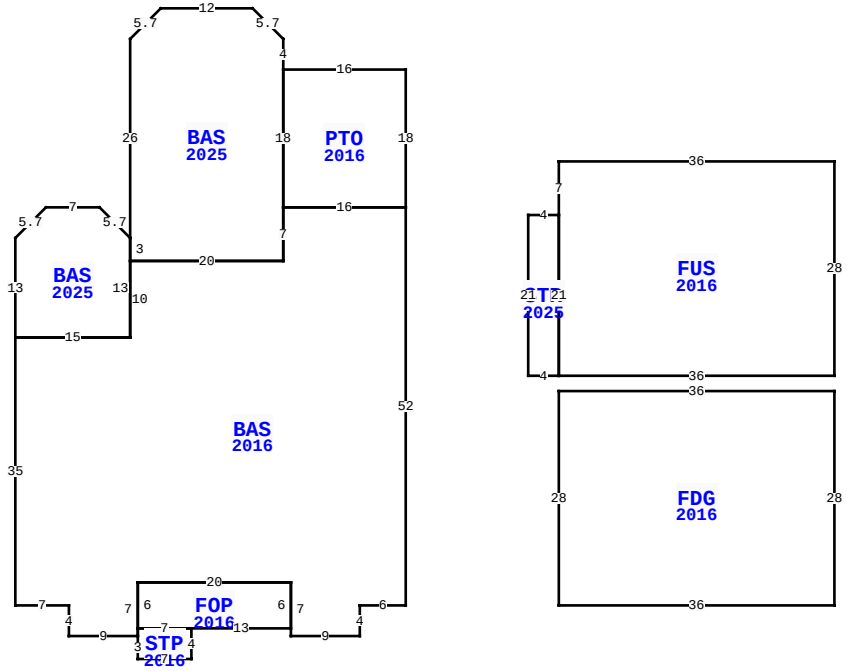
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,269	100	2016	2,269	351,058
BAS	239	100	2025	239	36,978
BAS	644	100	2025	644	99,639
FDG	1,008	60	2016	605	93,605
FOP	120	30	2016	36	5,570
FUS	1,008	100	2016	1,008	155,957
PTO	288	5	2016	14	2,167
STP	28	10	2016	3	464
STR	84	10	2025	8	1,238
TOTALS	5,688			4,826	746,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,826	97.1413	161.25	778,192	2016	2016	0	0	0	4.05	95.95

1 SFR CUST 100% - 2026 Heated Area: 4160 HX Base Yr 2026



33159 BARN OWL DR, 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		769,760
TOTAL MARKET OB/XF VALUE		3,360
TOTAL LAND VALUE - MARKET		95,800
TOTAL MARKET VALUE		868,920
SOH/AGL Deduction		65,626
ASSESSED VALUE		803,294
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		751,883
TOTAL JUST VALUE		868,920
NCON VALUE		134,609
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		794,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250007929	ADD RES BD	30,000	07/17/2025
B250007930	R/R RES	4,500	07/17/2025
17001633	GARAGE	37,489	02/28/2017
B1631631	CO ISSUED	0	09/21/2016
B1631901	NEW CONSTR	158,538	03/31/2016
B1631631	NEW CONSTR	258,435	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2753/1328	11/22/2024	WD	Q	I	01	870,000
GRANTOR: HORNE AMY N						
GRANTEE: SMITH MARK P FAMILY						
1996/0766	8/07/2015	WD	Q	V	02	38,000
GRANTOR: O'LAUGHLIN SABINE						
GRANTEE: HORNE AMY N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=-51,35] S35 E7 S4 E9 N7 E20 S7 E9 N4 E6 N52 W16 S7 W20 S10 W15 $
FDG=[YR=2016;ORIG=56,70] W36 N28 E36 S28 $
FUS=[YR=2016;ORIG=20,12] E36 S28 W36 N21 N7 $
BAS=[YR=2025;ORIG=-32,-8] E12 D4R4 S4 S18 S7 W20 N3 N26 U4R4 $
PTO=[YR=2016;ORIG=0,0] W16 S18 E16 N18 $
BAS=[YR=2025;ORIG=-40,18] W7 D4L4 S13 E15 N13 U4L4 $
FOP=[YR=2016;ORIG=-28,73] E13 N6 W20 S6 E7 $
STR=[YR=2025;ORIG=20,19] W4 S21 E4 N21 $
STP=[YR=2016;ORIG=-35,74] S3 E7 N4 W7 S1 $
.

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	2016	2016	3	96	3,360	

LAND DESCRIPTION

TOTAL OB/XF 3,360

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	5.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	85,000							
2	009605	C	WETLANDS	100	0006	PUD	0.00	0.00	1.80	AC		1.00	1.00	1.00	6,000.00	6,000.00	10,800							

REVIEW DATE 11/06/2025 BY WW Total Acres: 6.80 Total Land Value: 95,800 Market: 0 Agricultural: 0 Common: 95,800 PRINTED 07/09/2026 BY SYS

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33159 BARN OWL DR
CALLAHAN, FL 32011

2026

16-1N-24-2090-0062-0000

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 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
Quality	06	Quality Level 06

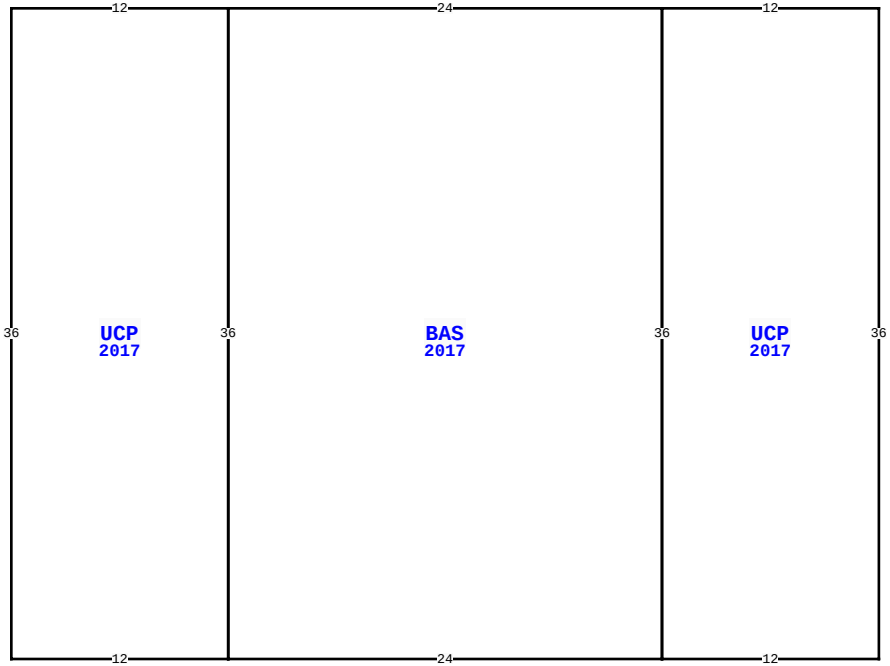
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2017	864	19,252
UCP	432	20	2017	86	1,916
UCP	432	20	2017	86	1,916
TOTALS	1,728			1,036	23,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,036	62.1000	24.22	25,092	2017	2017	0	0	0	8.00	92.00

3 GARAGE RES 100% - 2026 Heated Area: 864 HX Base Yr 2026



33159 BARN OWL DR, CALLAHAN

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GRANTOR: O'LAUGHLIN SABINE						
GRANTEE: HORNE AMY N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=40,20] E24 S36 W24 N36 $
UCP=[YR=2017;ORIG=64,20] E12 S36 W12 N36 $
UCP=[YR=2017;ORIG=28,20] E12 S36 W12 N36 $
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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

REVIEW DATE 11/06/2025 BY WW Total Acres: 6.80 Total Land Value: 95,800 Market: 0 Agricultural: 0 Common: 95,800 PRINTED 07/09/2026 BY SYS