LOT 63
TUPELO PLANTATION PB 7/206

TESTON MICHAEL & ASHLEY NICOLE
33055 BARN OWL DR
CALLAHAN, FL 32011

2026

16-1N-24-2090-0063-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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		7 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

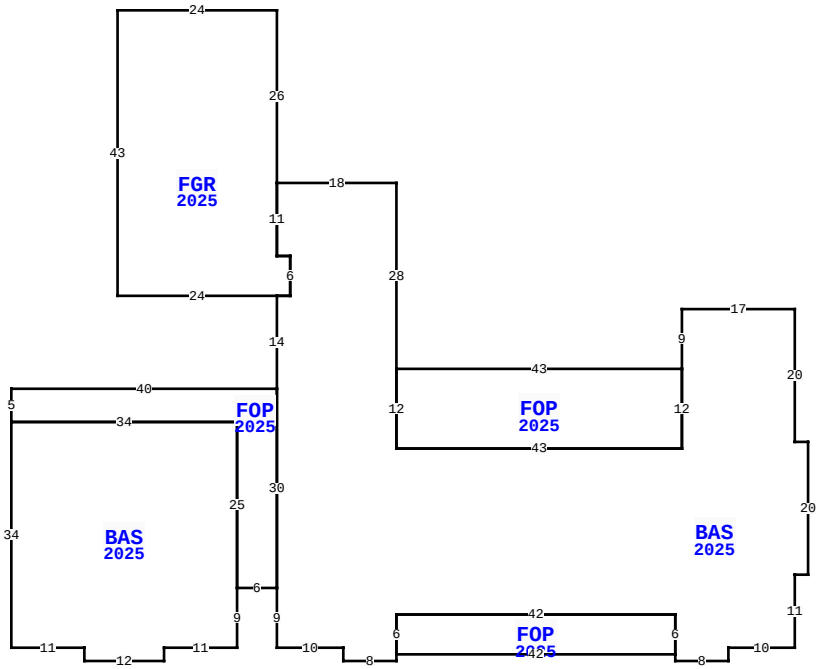
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,180	100	2025	1,180	189,248
BAS	3,267	100	2025	3,267	523,961
FGR	1,044	55	2025	574	92,058
FOP	252	30	2025	76	12,189
FOP	350	30	2025	105	16,840
FOP	516	30	2025	155	24,859
TOTALS	6,609			5,357	859,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	5,357	96.6150	160.38	859,156	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 4447 HX Base Yr 2026



33055 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		859,156
TOTAL MARKET OB/XF VALUE		13,680
TOTAL LAND VALUE - MARKET		146,300
TOTAL MARKET VALUE		1,019,136
SOH/AGL Deduction		78,725
ASSESSED VALUE		940,411
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		889,000
TOTAL JUST VALUE		1,019,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,029,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003668	PRIVATE PROVIDER	851,166	04/01/2024
230010808	POLE BARN	49,860	08/22/2023
230007729	NEW SFR	851,166	06/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/1730	12/09/2022	WD	Q	V	01	149,000
GRANTOR: HORNE TRAVIS & AMY						
GRANTEE: TESTON MICHAEL & AS						
2578/1882	7/18/2022	SW	U	V	37	62,400
GRANTOR: SPEEDRR LLC						
GRANTEE: HORNE TRAVIS & AMY						

BUILDING NOTES

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	0680	POLE SHED	0	100	48	30	1,440.00	SF	10.00	10.00	100	2024	2023		95	13,680	

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=87,-40] E24 S26 S11 E2 S6 W2 W24 N43 $
FOP=[YR=2025;ORIG=129,14] E43 S12 W43 N12 $
FOP=[YR=2025;ORIG=129,51] E42 S6 W42 N6 $
BAS=[YR=2025;ORIG=71,22] E34 S25 S9 W11 S2 W12 N2 W11 N34 $
FOP=[YR=2025;ORIG=71,17] E40 S30 W6 N25 W34 N5 $
BAS=[YR=2025;ORIG=111,-14] S11 E2 S6 W2 S14 S30 S9 E10 S2 E8 N1 N6 E42 S6 S1 E8 N2 E10 N11 E2 N20 W2 N20 W17 S9 S12 W43 N12 N28 W18 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,680

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	7.90	AC		1.00	1.00	1.00	17,000.00	17,000.00	134,300							
2	009605	C	WETLANDS	100	0006	PUD	0.00	0.00	2.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	12,000							

REVIEW DATE 05/23/2024 BY WW Total Acres: 9.90 Total Land Value: 146,300 Market: 0 Agricultural: 0 Common: 146,300 PRINTED 07/09/2026 BY SYS