LOT 9
TUPELO PLANTATION WEST PB 8/17

REED ANTHONY
34435 MITIGATION TR
CALLAHAN, FL 32011

2026

17-1N-24-2091-0009-0000

BUILDING CHARACTERISTICS

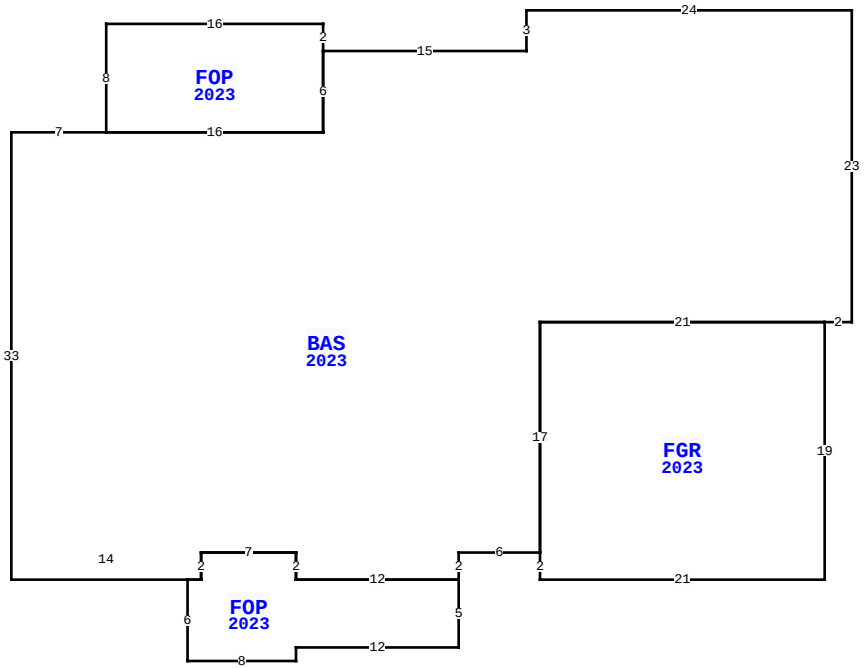
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,889	100	2023	1,889	303,266
FGR	399	55	2023	219	35,159
FOP	122	30	2023	37	5,940
FOP	128	30	2023	38	6,100
TOTALS	2,538			2,183	350,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,183	97.1964	161.35	352,227	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 100% - 2024 Heated Area: 1889 HX Base Yr 2024



34435 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		350,466
TOTAL MARKET OB/XF VALUE		1,980
TOTAL LAND VALUE - MARKET		90,060
TOTAL MARKET VALUE		442,506
SOH/AGL Deduction		5,294
ASSESSED VALUE		437,212
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		385,801
TOTAL JUST VALUE		442,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003684	CO ISSUED	0	03/20/2023
22012435	NEW CONSTR	303,338	08/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	5/27/2022	CN	Q	V	01	95,000
GRANTOR: FOX CONSTRUCTION & PR						
GRANTEE: REED ANTHONY						
2432/1222	2/05/2021	WD	Q	V	01	74,000
GRANTOR: ROLISON DAVID F SR &						
GRANTEE: FOX CONSTRUCTION &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=41,-22] W24 S3 W15 S6 W16 W7 S33 E14 N2 E7 S2 E12 N2 E6 N17 E21 E2 N23 $
FGR=[YR=2023;ORIG=39,1] W21 S17 S2 E21 N19 $
FOP=[YR=2023;ORIG=2,-19] N2 W16 S8 E16 N6 $
FOP=[YR=2023;ORIG=12,20] W12 N2 W7 S2 W1 S6 E8 N1 E12 N5 $
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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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 1,980

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	2.98	AC		1.00	1.00	1.00	24,000.00	24,000.00	71,520							
2	009605	C	WETLANDS	100	0006	PUD	0.00	0.00	3.09	AC		1.00	1.00	1.00	6,000.00	6,000.00	18,540							

REVIEW DATE 06/01/2023 BY MLU Total Acres: 6.07 Total Land Value: 90,060 Market: 0 Agricultural: 0 Common: 90,060 PRINTED 07/09/2026 BY SYS