LOT 14
IN OR 2297/336
TUPELO PLANTATION WEST PB 8/17

SHAFFER DONALD & ELENA MARIA
36005 PUREBREAD CT
CALLAHAN, FL 32011

**2026**

**17-1N-24-2091-0014-0000**

## 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 | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

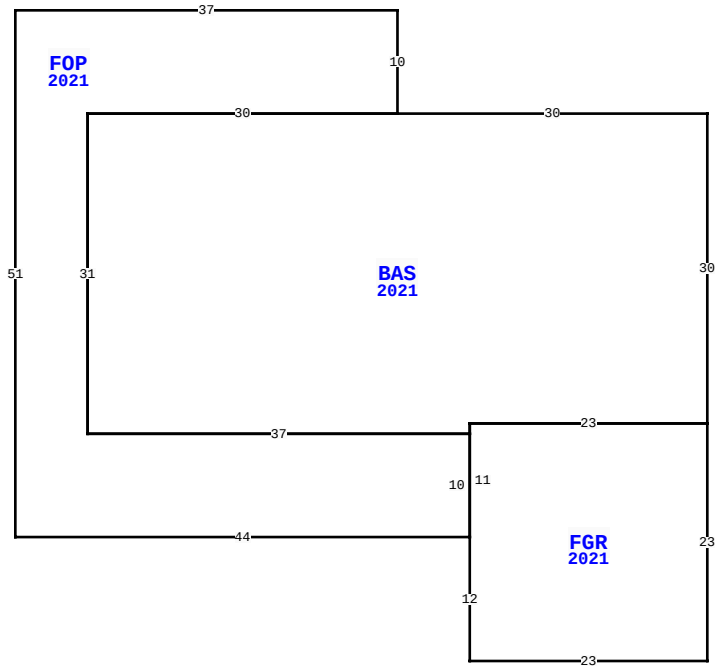
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9013.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,837 | 100 | 2021 | 1,837 | 302,015 |
| FGR | 529 | 55 | 2021 | 291 | 47,842 |
| FOP | 1,027 | 30 | 2021 | 308 | 50,637 |
| TOTALS | 3,393 | | | 2,436 | 400,494 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,436 | 100.5480 | 166.91 | 406,593 | 2021 | 2021 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SFR CUST 100% - 2022 Heated Area: 1837 HX Base Yr 2022




36005 PUREBREAD CT, CALLAHAN

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 400,494 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 68,100 |
| TOTAL MARKET VALUE | | 468,594 |
| SOH/AGL Deduction | | 282,180 |
| ASSESSED VALUE | | 186,414 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 135,003 |
| TOTAL JUST VALUE | | 468,594 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 459,364 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20010035 | NEW CONSTR | 273,622 | 10/21/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2297/0336 | 8/06/2019 | WD | Q | V | 02 | 37,000 |
| GRANTOR: MONAHAN JOSEPH P | | | | | | |
| GRANTEE: SHAFFER DONALD & EL | | | | | | |
| 1900/0348 | 1/16/2014 | WD | Q | V | 01 | 47,900 |
| GRANTOR: TUPELO PLANTATION LLC | | | | | | |
| GRANTEE: MONAHAN JOSEPH P | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W30 FOP=[YR=2021] N10 W37 S51 E44 FGR=[YR=2021] S12 E23 N23 W23 S11$ N10 W37 N31 E30$ W30 S31 E37 N1 E23 N30$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | RES | 100 | 0006 | PUD | 0.00 | 0.00 | 2.12 | AC | | 1.00 | 1.00 | 1.00 | 24,000.00 | 24,000.00 | 50,880 | | | | | | | |
| 2 | 009605 | C | WETLANDS | 100 | 0006 | PUD | 0.00 | 0.00 | 2.87 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 17,220 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.99 Total Land Value: 68,100 Market: 0 Agricultural: 0 Common: 68,100 PRINTED 07/09/2026 BY SYS