

WILSON MICHAEL P & LYNN N
35027 HEARTHSTONE WAY
CALLAHAN, FL 32011

17-1N-24-2091-0021-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1	6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				507,115			
TOTAL MARKET OB/XF VALUE				2,000			
TOTAL LAND VALUE - MARKET				94,020			
TOTAL MARKET VALUE				603,135			
SOH/AGL Deduction				0			
ASSESSED VALUE				603,135			
TOTAL EXEMPTION VALUE		HX HB				51,411	
BASE TAXABLE VALUE				551,724			
TOTAL JUST VALUE				603,135			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				588,922			
PERMIT NUM		DESCRIPTION		AMT		ISSUED	
C0240007019		PRIVATE PROVIDER		489,528		06/13/2024	
230009938		NEW SFR		489,528		08/02/2023	
SALES DATA							
OFF RECORD Number		DATE		TYPE INST		Q U V I RSN CD SALE PRICE	
2587/1520		8/26/2022		WD Q		V 01 115,000	
GRANTOR:FREEMAN CASSANDRA L							
GRANTEE:WILSON MICHAEL N &							
1906/1952		2/27/2014		WD Q		V 01 49,900	
GRANTOR:TUPELO PLANTATION LLC							
GRANTEE:FREEMAN CASSANDRA L							
BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=2025;ORIG=120,25] W12 W19 N9 W14 N16 W25 S29 E10 S3 E14 S22 E6 E6 S4 E34 N6 E6 N19 W6 N8 \$ FSP=[YR=2025;ORIG=75,0] S16 E14 N1 N15 W14 \$ FSP=[YR=2025;ORIG=108,15] E12 S10 W12 N10 \$ FOP=[YR=2025;ORIG=89,15] E19 S10 W19 N9 N1 \$ FGR=[YR=2025;ORIG=50,29] E10 S3 E14 S22 S2 W12 S2 W12 N29 \$ FOP=[YR=2025;ORIG=80,54] E6 S4 E34 N6 E6 S14 W18 S2 W11 N2 W17 N12 \$.							
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY DECL FRZ YR CONSRV	
81,840							
12,180							
Common: 94,020				PRINTED 07/09/2026 BY SYS			