LOT 29
TUPELO PLANTATION WEST PB 8/17

**FERRO STEVEN EDWARD & LINDA KAY L/E/**
34480 MITIGATION TRL
CALLAHAN, FL 32011

**2026**

**17-1N-24-2091-0029-0000**

## BUILDING CHARACTERISTICS

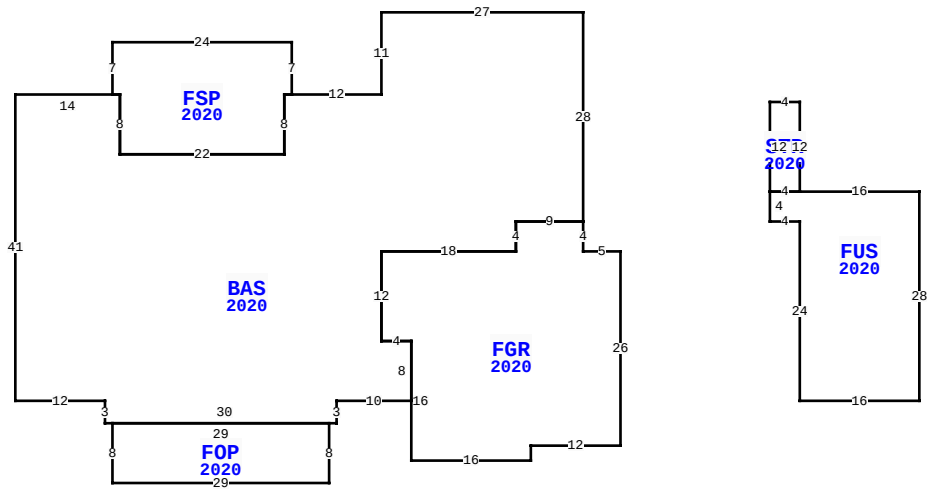
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 90 |
| Roof Cover | 12 | MODULAR MT 10 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| 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 | 2,786 | 100 | 2020 | 2,786 | 418,907 |
| FGR | 844 | 55 | 2020 | 464 | 69,768 |
| FOP | 232 | 30 | 2020 | 70 | 10,525 |
| FSP | 344 | 40 | 2020 | 138 | 20,750 |
| FUS | 464 | 100 | 2020 | 464 | 69,768 |
| STR | 48 | 10 | 2020 | 5 | 752 |
| TOTALS | 4,718 | | | 3,927 | 590,470 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,927 | 92.4255 | 153.43 | 602,520 | 2020 | 2020 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SFR CUST 100% - 2021 Heated Area: 3250 HX Base Yr 2021




34480 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 | | 622,755 |
| TOTAL MARKET OB/XF VALUE | | 3,430 |
| TOTAL LAND VALUE - MARKET | | 95,520 |
| TOTAL MARKET VALUE | | 721,705 |
| SOH/AGL Deduction | | 351,858 |
| ASSESSED VALUE | | 369,847 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 318,436 |
| TOTAL JUST VALUE | | 721,705 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 705,752 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230006238 | CO ISSUED | | 05/15/2023 |
| 19010593 | NEW CONSTR | 479,825 | 10/07/2019 |
| 19010594 | GARAGE | 39,032 | 10/07/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2857/0223 | 3/30/2026 | LE | U | I | 11 | 100 |
| GRANTOR: FERRO STEVEN EDWARD & | | | | | | |
| GRANTEE: FERRO STEVEN EDWARD | | | | | | |
| 2630/1217 | 4/05/2023 | QC | U | I | 11 | 100 |
| GRANTOR: FERRO STEVEN E & LIND | | | | | | |
| GRANTEE: KOZLOWSKI DEREK S | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2020 | 2020 | 3 | 98 | 3,430 | |

## BUILDING DIMENSIONS

FGR=[YR=2020] W5 N4 BAS=[YR=2020] N28 W27 S11 W12
FSP=[YR=2020] N7 W24 S7 E1 S8 E22 N8 E1$ W1 S8 W22 N8 W14 S41
E12 S3 E1 FOP=[YR=2020] S8 E29 N8 W29$ E30 N3 E10 N8 W4 N12
E18 N4 E9$ W9 S4 W18 S12 E4 S16 E16 N2 E12 N26$ PTR= E20 N20
STR=[YR=2020] E4 S12 FUS=[YR=2020] E16 S28 W16 N24 W4 N4 E4$
W4 N12$ S20 W20$.

## LAND DESCRIPTION

TOTAL OB/XF 3,430

| 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 | 3.98 | AC | | 1.00 | 1.00 | 1.00 | 24,000.00 | 24,000.00 | 95,520 | | | | | | | |

REVIEW DATE 04/05/2024 BY WWA Total Acres: 3.98 Total Land Value: 95,520 Market: 0 Agricultural: 0 Common: 95,520 PRINTED 07/09/2026 BY SYS

LOT 29
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## 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 | 04 | PLYWOOD 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |

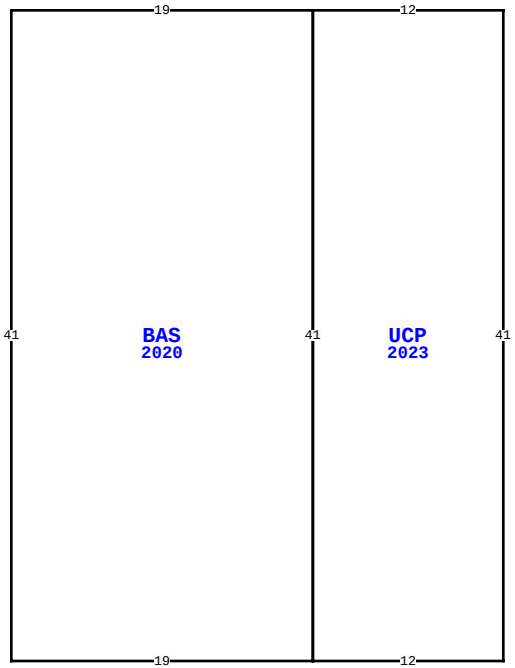
| | | | |
|---|---|---|---|
| Quality | 06 | Quality Level 06 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9013.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 779 | 100 | 2020 | 779 | 28,677 |
| UCP | 492 | 20 | 2023 | 98 | 3,608 |
| TOTALS | 1,271 | | | 877 | 32,285 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 877 | 99.3600 | 38.75 | 33,984 | 2020 | 2020 | 0 | 0 | 0 | 5.00 | 95.00 |

2 GARAGE RES 100% - 2021 Heated Area: 779 HX Base Yr 2021




34480 MITIGATION TR, CALLAHAN

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|---|---|---|---|
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| XF DATE | | LAND DATE | 05/19/2026 MLU |
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## NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

### VALUATION SUMMARY

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| GRANTOR: FERRO STEVEN E & LIND | | | | | | |
| GRANTEE: KOZLOWSKI DEREK S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W19 S41 E19 N41 $
UCP=[YR=2023;ORIG=0,0] E12 S41 W12 N41 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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