LOT 249
PT OR 2119/23
SWALLOWFORK ESTATES PHASE 2

KEN GREENE CONTRACTOR LLC
53072 CLEAR LAKE DR
CALLAHAN, FL 32011

2023

06-1N-25-199S-0249-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

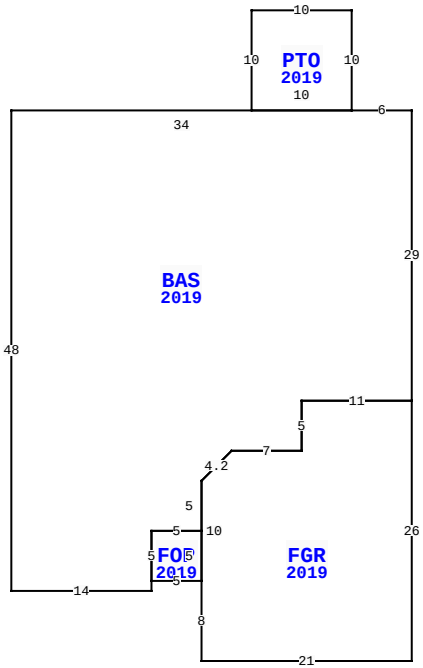
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,546	100	1,546	187,527
FGR	492	55	271	32,871
FOP	25	30	8	971
PTO	100	5	5	606
TOTALS	2,163		1,830	221,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,830	104.5000	124.09	227,085	2019	2019	0	0	0	2.25	97.75

1 SNGL FAM – 0% - 0 Heated Area: 1546 HX Base Yr



44062 SWEETGUM LN, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	221,976
TOTAL MARKET OB/XF VALUE	4,614
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	266,590
SOH/AGL Deduction	45,635
ASSESSED VALUE	220,955
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,955
TOTAL JUST VALUE	266,590
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004300	CO ISSUED	0	04/26/2019
19000548	NEW CONSTR	204,829	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2119/0023	5/05/2017	WD	U	V	37	105,000
GRANTOR: MUSIC JUDY						
GRANTEE: KEN GREENE CONTRACT						
1619/1609	5/15/2009	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: HIGGINBOTHAM JUDY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W6 PTO=[YR=2019] N10 W10 S10 E10$ W34 S48 E14 N1 FOP=[YR=2019] E5 FGR=[YR=2019] S8 E21 N26 W11 S5 W7 D3 L3 S10$ N5 W5 S5$ N5 E5 N5 R3 U3 E7 N5 E11 N29$.

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	0810	CONCRETE A	0	0	0	0	717.00	SF	6.50	6.50	100	2019	2019	3	99	4,614	

LAND DESCRIPTION

TOTAL OB/XF 4,614

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	SFR	0	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 07/26/2022 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS