



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	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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	1,583	100	1,583	179,778
BAS	441	100	441	50,083
FOP	36	30	11	1,249
PTO	120	5	6	682
PTO	180	5	9	1,022
PTO	220	5	11	1,249

TOTALS	2,580		2,061	234,063
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	709.00	SF	6.50	6.50
2	0351	CARPORT MT	0 100	30	20	600.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0005	OR	0.00	0.00	2.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,061	99.6170	118.30	243,816	2010	2013	0	0	0	4.00	96.00	
1 SNGL FAM - 100% - 2023 Heated Area: 2024 HX Base Yr 2023													
44051 LITTLE SWEETGUM LN, CALLAHAN													
BLD DATE 03/03/2023 NW LGL DATE 05/26/2023 MLU													
XF DATE													
INC DATE													

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					240,716				
TOTAL MARKET OB/XF VALUE					10,378				
TOTAL LAND VALUE - MARKET					68,000				
TOTAL MARKET VALUE					319,094				
SOH/AGL Deduction					0				
ASSESSED VALUE					319,094				
TOTAL EXEMPTION VALUE					HX HB VX 55,000				
BASE TAXABLE VALUE					264,094				
TOTAL JUST VALUE					319,094				
NCON VALUE					16,363				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					210,399				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008381	REPAIR/RRF	12,170	05/31/2022
B0516169	CO ISSUED	0	09/06/2013
M12890	MECH OTHER	0	05/01/2007
M12890	MECH OTHER	0	05/01/2007
M12890	MECH OTHER	0	05/01/2007
R8300	REPAIR/RRF	2,000	09/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2523/1155	12/20/2021	WD	Q	I	01	305,000	
GRANTOR: ANDERSON RACHEL N & B							
GRANTEE: ENDRESS CRAIG L							
2173/1080	12/18/2017	WD	U	I	11	100	
GRANTOR: BRANTLEY BRIAN KEITH							
GRANTEE: BRANTLEY BRIAN KEIT							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2022] W18 PTO=[YR=2010] W12 PTO=[YR=2022] W22 S10 BAS=[YR=2010] S30 BAS=[YR=2018] S21 E21 N21 W21\$ E21 S1 E11 FOP=[YR=2010] E6 N6 W6 S6\$ N6 E6 S8 E14 N33 W52\$ E22 N10\$ S10 E12 N10\$ S10 E18 N10\$.									

ENDRESS CRAIG L
44051 LITTLE SWEETGUM LN
CALLAHAN, FL 32011

06-1N-25-199S-0256-0000

[illegible]