PT NE1/4 SEC 9-1N-25E IN
OR 2529/1641

SWIGART JEREMY
7507 HORSESHOE CIR
BRYCEVILLE, FL 32009

2023

09-1N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

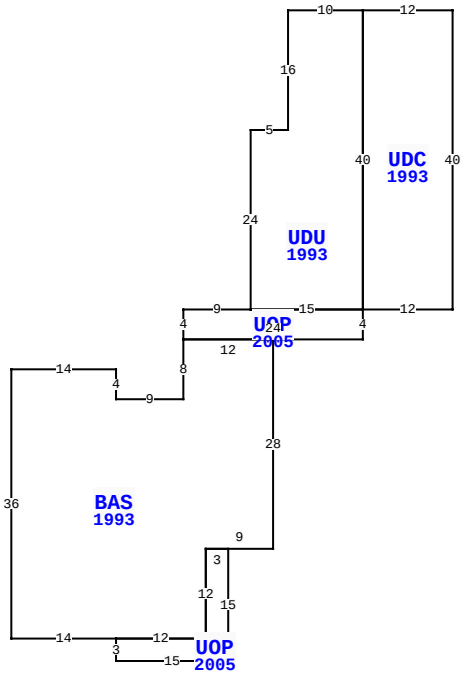
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 80
Exterior Wall	24	CORG METAL 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	01	MINIMUM 30
Interior Wall	02	WALL BD/WD 60
Interior Wall	03	PLASTER 40
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,164	100	1,164	56,657
UDC	480	25	120	5,841
UDU	520	55	286	13,921
UOP	81	20	16	779
UOP	96	20	19	925
TOTALS	2,341		1,605	78,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,605	79.9050	72.11	115,737	1948	1970	0	0	0	32.50	67.50

1 SINGLE FAM – 0% - 0 Heated Area: 1164 HX Base Yr



540724 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	78,122
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	39,550
TOTAL MARKET VALUE	117,672
SOH/AGL Deduction	2,220
ASSESSED VALUE	115,452
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,452
TOTAL JUST VALUE	117,672
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2529/1641	12/29/2021	WD	Q	I	01	78,000
GRANTOR: ANDERSON SCOTT M						
GRANTEE: SWIGART JEREMY						
1643/0955	9/30/2009	WD	Q	I	01	65,000
GRANTOR: GOSSAGE BEATRICE W ET						
GRANTEE: ANDERSON SCOTT M						

BUILDING NOTES

BUILDING DIMENSIONS

UDC=[YR=1993] W12 UDU=[YR=1993] W10 S16 W5 S24
UOP=[YR=2005] W9 S4 BAS=[YR=1993] S8 W9 N4 W14 S36 E14
UOP=[YR=2005] S3 E15 N15 W3 S12 W12 $ E12 N12 E9 N28 W12 $
E24 N4 W15 $ E15 N40 $ S40 E12 N40 $.

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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.13	AC		1.00	1.00	1.00	35,000.00	35,000.00	39,550							

REVIEW DATE 04/20/2020 BY KBA Total Acres: 1.13 Total Land Value: 39,550 Market: 0 Agricultural: 0 Common: 39,550 PRINTED 08/02/2023 BY SYS