

BLOCK 1 LOTS 4 & 5  
IN OR 2035/396 & OR 2035/413  
SWALLOWFORK ESTATES PB 5/305

SHOWMAN JOHN H & LISA M  
44255 QUAIL RIDGE RD  
CALLAHAN, FL 32011

2024

06-1N-25-199S-0001-0040



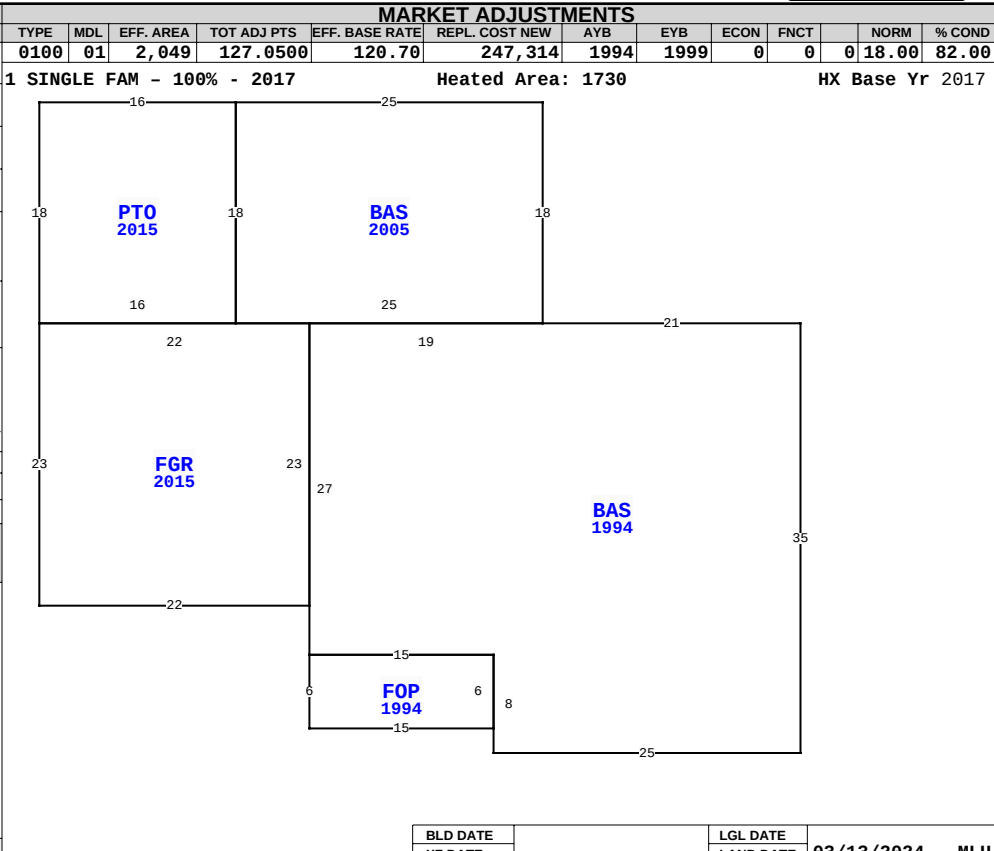
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 11 | CLAY TILE 50   |
| Interior Floo            | 14 | CARPET 50      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 05      | Quality Level 05 |
| 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       | 1,280            | 100         | 1,280        | 126,687              |
| BAS       | 450              | 100         | 450          | 44,538               |
| FGR       | 506              | 55          | 278          | 27,515               |
| FOP       | 90               | 30          | 27           | 2,672                |
| PTO       | 288              | 5           | 14           | 1,386                |
| TOTALS    | 2,614            |             | 2,049        | 202,797              |

| TOTALS         |            | 27,014      | 27,045 | 262,707 |   |   |  |
|----------------|------------|-------------|--------|---------|---|---|--|
| EXTRA FEATURES |            |             |        |         |   |   |  |
| L N            | OB/XF CODE | DESCRIPTION | BLD    | CAP     | L | W |  |
| 1              | 0811       | CONCRETE B  | 0      | 100     | 0 | 0 |  |
| 2              | 0500       | FP-PRE FAB  | 0      | 100     | 0 | 0 |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             |        |         |   |   |  |
|                |            |             | </     |         |   |   |  |

| LAND DESCRIPTION |          |     |                      |     |     |  |  |  |  |  |  |  |  |  |
|------------------|----------|-----|----------------------|-----|-----|--|--|--|--|--|--|--|--|--|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D |  |  |  |  |  |  |  |  |  |
| 1                | 000100   | C   | SFR                  | 100 | 000 |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |  |  |  |  |  |  |  |  |  |



|                                |          |  |           |            |     |
|--------------------------------|----------|--|-----------|------------|-----|
| 44255 QUAIL RIDGE RD, CALLAHAN | BLD DATE |  | LGL DATE  | 03/13/2024 | MLU |
|                                | XF DATE  |  | LAND DATE |            |     |
|                                | INC DATE |  | AG DATE   |            |     |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 6      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 6              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 202,797     |        |
| TOTAL MARKET OB/XF VALUE  |  | 5,672       |        |
| TOTAL LAND VALUE - MARKET |  | 60,000      |        |
| TOTAL MARKET VALUE        |  | 268,469     |        |
| SOH/AGL Deduction         |  | 150,056     |        |
| ASSESSED VALUE            |  | 118,413     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 68,413      |        |
| TOTAL JUST VALUE          |  | 268,469     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 280,193     |        |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 19009854   | REPAIR/RRF  | 14,800 | 09/01/2019 |

| SALES DATA                    |           |           |     |     |        |            |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2035/0413                     | 3/18/2016 | WD        | Q   | I   | 01     | 127,800    |
| GRANTOR: PADGETT MONTINA KAYE |           |           |     |     |        |            |
| GRANTEE: SHOWMAN JOHN H & LI  |           |           |     |     |        |            |
| 2035/0396                     | 3/18/2016 | WD        | Q   | V   | 01     | 18,000     |
| GRANTOR: LITTLE JUDY LYNN     |           |           |     |     |        |            |
| GRANTEE: SHOWMAN JOHN H & LI  |           |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1994] W21 BAS=[YR=2005] N18 W25 PTO=[YR=2015] W16 S18<br>FGR=[YR=2015] S23 E22 N23 W22\$ E16 N18\$ S18 E25\$ W19 S27<br>FOP=[YR=1994] S6 E15 N6 W15\$ E15 S8 E25 N35\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |