

LOT 233
IN OR 2218/1749
SWALLOWFORK ESTATES PHASE 2

STUHR MATTHEW J & EMILY A
44000 BREEZY LN
CALLAHAN, FL 32011

2024

06-1N-25-199S-0233-0000



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 60
Interior Floo	14	CARPET 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	03	Quality Level 03
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	1,581	100	1,581	209,236
FGR	264	55	145	19,190
FOP	120	30	36	4,764
FOP	261	30	78	10,323
TOTALS	2,226		1,840	243,512

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
1	0810	CONCRETE A	0 100	0	0	858.00	SF	6.50	6.50	100	2018	2018	3	97	5,410	

LAND DESCRIPTION			TOTAL OB/XF 5,410													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0005	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00

REVIEW DATE 01/04/2022 BY KB

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,840	110.0000	137.50	253,000	2018	2018		0	0	3.75	96.25
1 SNGL FAM - 100% - 2019 Heated Area: 1581 HX Base Yr 2019												
44000 BREEZY LN, CALLAHAN												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
03/13/2024 MLU												

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		258,700	
TOTAL MARKET OB/XF VALUE		5,410	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		294,110	
SOH/AGL Deduction		83,929	
ASSESSED VALUE		210,181	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		160,181	
TOTAL JUST VALUE		294,110	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		293,939	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016158	GARAGE	35,896	11/19/2021
18008301	CO ISSUED	0	08/14/2018
17007459	NEW CONSTR	196,508	12/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2218/1749	8/17/2018	WD	Q	I	02	226,300
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: STUHR MATTHEW J & E						
2119/0023	5/05/2017	WD	U	V	37	105,000
GRANTOR: MUSIC JUDY						
GRANTEE: KEN GREENE CONTRACT						

BUILDING NOTES																
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																
FGR=[YR=2018] W22 S3 FOP=[YR=2018] W29 S9 BAS=[YR=2018] S31 E15 FOP=[YR=2018] S6 E20 N6 W20\$ E36 N31 W51\$ E29 N9\$S9 E22 N12\$.																

TOTAL OB/XF 5,410																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0005	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00

Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000

PRINTED 08/06/2024 BY SYS

STUHR MATTHEW J & EMILY A
44000 BREEZY LN
CALLAHAN, FL 32011

06-1N-25-199S-0233-0000

[illegible]