LOT 234
SWALLOWFORK ESTATES PHASE 2
PB 5/345

BEAM KERI L & JACOB W
44003 BREEZY LANE
CALLAHAN, FL 32011

2024

06-1N-25-199S-0234-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

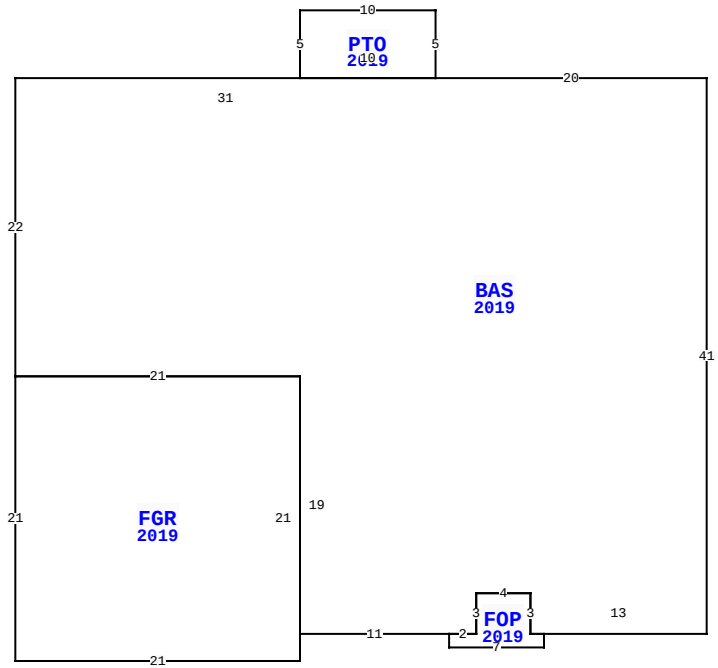
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,680	100	1,680	217,585
FGR	441	55	243	31,472
FOP	19	30	6	777
PTO	50	5	2	259
TOTALS	2,190		1,931	250,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,931	106.8200	133.52	257,827	2019	2019	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2020 Heated Area: 1680 HX Base Yr 2020



44003 BREEZY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		250,092
TOTAL MARKET OB/XF VALUE		5,198
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		285,290
SOH/AGL Deduction		76,219
ASSESSED VALUE		209,071
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,071
TOTAL JUST VALUE		285,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008747	CO ISSUED	0	11/26/2019
19006156	NEW CONSTR	215,617	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2327/1410	12/24/2019	WD	Q	I	02	236,800
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: BEAM KERI L & JACOB						
2119/0023	5/05/2017	WD	U	V	37	105,000
GRANTOR: MUSIC JUDY						
GRANTEE: KEN GREENE CONTRACT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 PTO=[YR=2019] N5 W10 S5 E10$ W31 S22
FGR=[YR=2019] S21 E21 N21 W21$ E21 S19 E11 FOP=[YR=2019] S1
E7 N1 W1 N3 W4 S3 W2$ E2 N3 E4 S3 E13 N41$.

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	100	0	0	816.00	SF	6.50	6.50	100	2019	2019	3	98	5,198	

LAND DESCRIPTION

TOTAL OB/XF 5,198

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	100	0005	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 01/07/2020 BY KB Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS