LOT 239
SWALLOWFORK ESTATES PHASE 2
PB 5/345

GOODIN CHARLES BARTOE & NICHOLLETTE YVONNE
44043 BREEZY LN
CALLAHAN, FL 32011

2024

06-1N-25-199S-0239-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

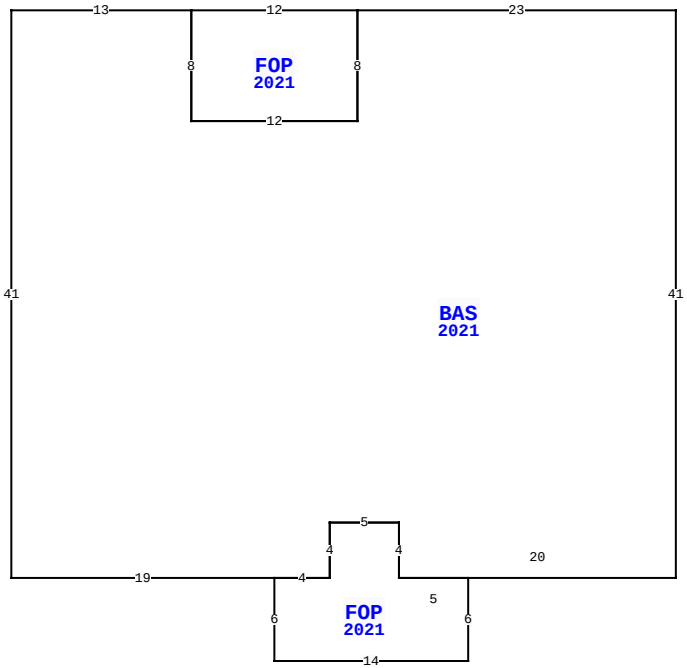
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,852	100	1,852	234,376
FOP	96	30	29	3,670
FOP	104	30	31	3,923
TOTALS	2,052		1,912	241,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,912	102.7824	128.48	245,654	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 0 Heated Area: 1852 HX Base Yr



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

BREEZY LN, CALLAHAN

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	241,969
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	271,969
SOH/AGL Deduction	12,085
ASSESSED VALUE	259,884
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,884
TOTAL JUST VALUE	271,969
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2100948	CO ISSUED	0	12/02/2021
21000948	NEW CONSTR	228,295	01/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2520/0937	12/09/2021	WD	Q	I	01	235,000
GRANTOR: BISHOP DAVID W JR & C						
GRANTEE: GOODIN CHARLES BART						
2325/1665	12/13/2019	WD	Q	V	05	83,000
GRANTOR: B.A.M.S. PROPERTIES L						
GRANTEE: BISHOP DAVID W JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W23 FOP=[YR=2021] W12 S8 E12 N8$ S8 W12 N8 W13 S41 E19 FOP=[YR=2021] S6 E14 N6 W5 N4 W5 S4 W4$ E4 N4 E5 S4 E20 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	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 01/04/2022 BY KB Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS