LOT 250
IN OR 2216/206
SWALLOWFORK ESTATES PHASE 2

JOINER DUSTIN D
44054 LITTLE SWEETGUM LN
CALLAHAN, FL 32011

**2024**

**06-1N-25-199S-0250-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

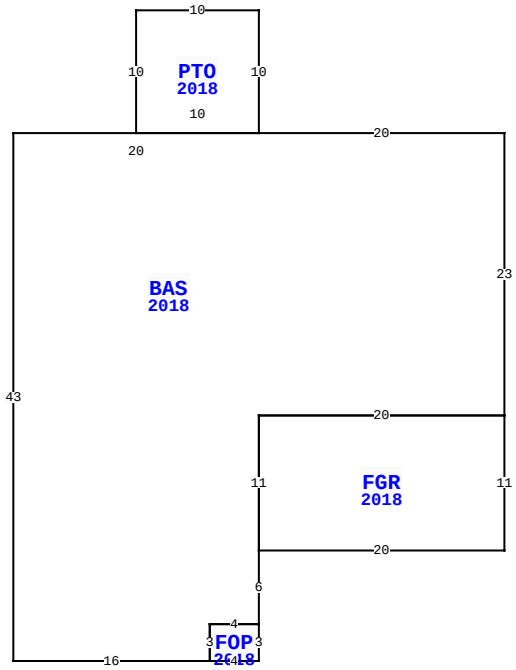
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 80 |
| Exterior Wall | 20 | FACE BRICK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 03 | CENTRAL 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 | 1,308 | 100 | 1,308 | 181,984 |
| FGR | 220 | 55 | 121 | 16,835 |
| FOP | 12 | 30 | 4 | 557 |
| PTO | 100 | 5 | 5 | 695 |
| TOTALS | 1,640 | | 1,438 | 200,071 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,438 | 113.9840 | 142.48 | 204,886 | 2018 | 2018 | 0 | 0 | 0 | 2.35 | 97.65 |

1 SNGL FAM – 100% - 2019 Heated Area: 1308 HX Base Yr 2019




44054 LITTLE SWEETGUM 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 | | 200,071 |
| TOTAL MARKET OB/XF VALUE | | 5,659 |
| TOTAL LAND VALUE - MARKET | | 30,000 |
| TOTAL MARKET VALUE | | 235,730 |
| SOH/AGL Deduction | | 82,629 |
| ASSESSED VALUE | | 153,101 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 103,101 |
| TOTAL JUST VALUE | | 235,730 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 236,862 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18001605 | CO ISSUED | 0 | 07/27/2018 |
| 18001605 | NEW CONSTR | 157,663 | 03/01/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2216/0206 | 7/31/2018 | WD | Q | I | 01 | 171,000 |
| GRANTOR: KEN GREENE CONTRACTOR | | | | | | |
| GRANTEE: JOINER DUSTIN D | | | | | | |
| 2119/0023 | 5/05/2017 | WD | U | V | 37 | 105,000 |
| GRANTOR: MUSIC JUDY | | | | | | |
| GRANTEE: KEN GREENE CONTRACT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W20 PTO=[YR=2018] N10 W10 S10 E10$ W20 S43 E16 FOP=[YR=2018] E4 N3 W4 S3$ N3 E4 N6 FGR=[YR=2018] E20 N11 W20 S11$ N11 E20 N23$.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,122.00 | SF | 5.20 | 5.20 | 100 | 2018 | 2018 | 3 | 97 | 5,659 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,659

| 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 03/16/2020 BY KBP Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS