LOTS 254 & 255
SWALLOWFORK ESTATES PHASE 2
PB 5/345

SCOTT NICHOLAS S & BRITTAN A
44025 LITTLE SWEETGUM LN
CALLAHAN, FL 32011

2024

06-1N-25-199S-0254-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

44025 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	60,000
SOH/AGL Deduction	0
ASSESSED VALUE	60,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,000
TOTAL JUST VALUE	60,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002146	PRIVATE PROVIDER	450,990	02/22/2024
B2306960	SFR	450,990	05/26/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2564/1265	5/20/2022	WD	Q	V	01	106,500
GRANTOR: GOFFE JENICE						
GRANTEE: SCOTT NICOLAS S & B						
1519/0034	8/13/2007	WD	U	V	01	100
GRANTOR: GOFFE ALTHEA						
GRANTEE: GOFFE JENICE						

BUILDING NOTES

BUILDING DIMENSIONS

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	000000	C	VAC RES	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							
2	000000	C	VAC RES	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 04/23/2024 BY TWX Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS