LOTS 256 & 257
SWALLOWFORK ESTATES PHASE 2
PB 5/345

ENDRESS CRAIG L
44051 LITTLE SWEETGUM LN
CALLAHAN, FL 32011

2024

06-1N-25-199S-0256-0000

BUILDING CHARACTERISTICS

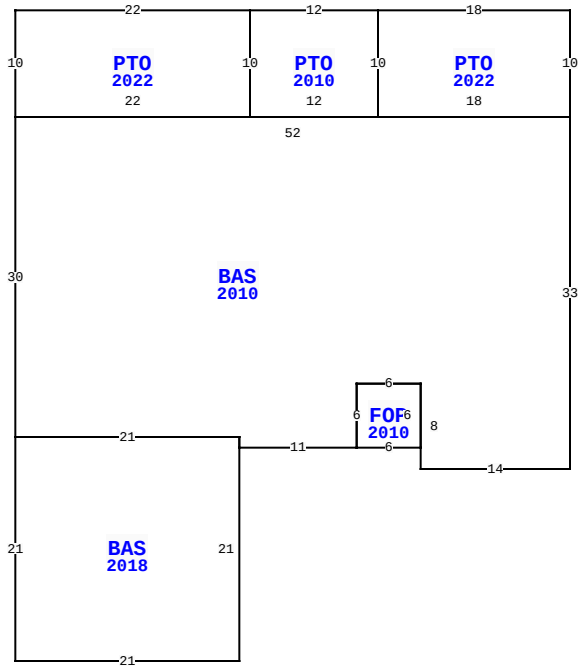
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,583	100	1,583	188,245
BAS	441	100	441	52,442
FOP	36	30	11	1,308
PTO	120	5	6	713
PTO	180	5	9	1,071
PTO	220	5	11	1,308
TOTALS	2,580		2,061	245,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,061	99.6170	124.52	256,636	2010	2013	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2024 Heated Area: 2024 HX Base Yr



44051 LITTLE SWEETGUM LN, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		251,671
TOTAL MARKET OB/XF VALUE		10,198
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		312,869
SOH/AGL Deduction		0
ASSESSED VALUE		312,869
TOTAL EXEMPTION VALUE	13	312,869
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		312,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008381	REPAIR/RRF	12,170	05/31/2022
B0516169	CO ISSUED	0	09/06/2013
M12890	MECH OTHER	0	05/01/2007
M12890	MECH OTHER	0	05/01/2007
M12890	MECH OTHER	0	05/01/2007
R8300	REPAIR/RRF	2,000	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2523/1155	12/20/2021	WD	Q	I	01	305,000
GRANTOR: ANDERSON RACHEL N & B						
GRANTEE: ENDRESS CRAIG L						
2173/1080	12/18/2017	WD	U	I	11	100
GRANTOR: BRANTLEY BRIAN KEITH						
GRANTEE: BRANTLEY BRIAN KEIT						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W18 PTO=[YR=2010] W12 PTO=[YR=2022] W22 S10 BAS=[YR=2010] S30 BAS=[YR=2018] S21 E21 N21 W21$ E21 S1 E11 FOP=[YR=2010] E6 N6 W6 S6$ N6 E6 S8 E14 N33 W52$ E22 N10$ S10 E12 N10$ S10 E18 N10$.

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	709.00	SF	6.50	6.50	100	2014	2014	3	95	4,378	
2	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	100	2022	2022	3	97	5,820	

LAND DESCRIPTION

TOTAL OB/XF 10,198

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	2.00	LT		1.00	1.00	0.85	30,000.00	25,500.00	51,000							

REVIEW DATE 01/11/2023 BY KW Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 08/06/2024 BY SYS

LOTS 256 & 257
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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

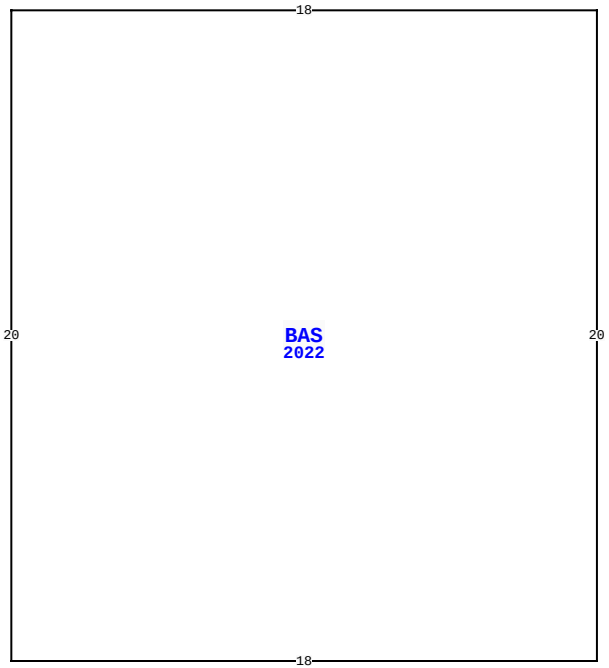
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	360	6,584
TOTALS	360		360	6,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	360	55.0000	19.25	6,930	2018	2018	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2024 Heated Area: 360 HX Base Yr



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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 S20 E18 N20$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/11/2023 BY KW Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 08/06/2024 BY SYS