PT NE1/4 SEC 9-1N-25E IN
OR 2529/1641

SWIGART JEREMY
540724 US HWY 1
CALLAHAN, FL 32011

2024

09-1N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

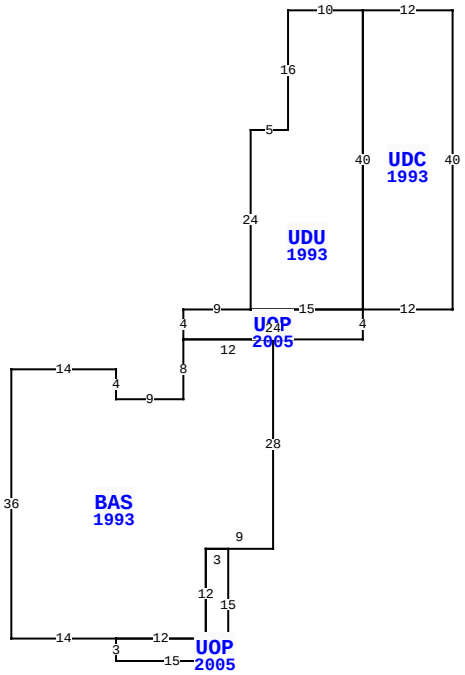
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 80
Exterior Wall	24	CORG METAL 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	01	MINIMUM 30
Interior Wall	02	WALL BD/WD 60
Interior Wall	03	PLASTER 40
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,164	100	1,164	60,386
UDC	480	25	120	6,226
UDU	520	55	286	14,837
UOP	81	20	16	830
UOP	96	20	19	986
TOTALS	2,341		1,605	83,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,605	81.5031	77.43	124,275	1948	1970	0	0	0	33.00	67.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1164 HX Base Yr 2024



540724 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		83,264
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		39,550
TOTAL MARKET VALUE		122,814
SOH/AGL Deduction		58,521
ASSESSED VALUE		64,293
TOTAL EXEMPTION VALUE	HX HB	39,293
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		122,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2529/1641	12/29/2021	WD	Q	I	01	78,000
GRANTOR: ANDERSON SCOTT M						
GRANTEE: SWIGART JEREMY						
1643/0955	9/30/2009	WD	Q	I	01	65,000
GRANTOR: GOSSAGE BEATRICE W ET						
GRANTEE: ANDERSON SCOTT M						

BUILDING NOTES

BUILDING DIMENSIONS

UDC=[YR=1993] W12 UDU=[YR=1993] W10 S16 W5 S24
UOP=[YR=2005] W9 S4 BAS=[YR=1993] S8 W9 N4 W14 S36 E14
UOP=[YR=2005] S3 E15 N15 W3 S12 W12 $ E12 N12 E9 N28 W12 $
E24 N4 W15 $ E15 N40 $ S40 E12 N40 $.

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
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.13	AC		1.00	1.00	1.00	35,000.00	35,000.00	39,550							

REVIEW DATE 04/20/2020 BY KBA Total Acres: 1.13 Total Land Value: 39,550 Market: 0 Agricultural: 0 Common: 39,550 PRINTED 08/06/2024 BY SYS