LOT 250
IN OR 2216/206
SWALLOWFORK ESTATES PHASE 2

JOINER DUSTIN D
44054 LITTLE SWEETGUM LN
CALLAHAN, FL 32011

2025

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

BUILDING CHARACTERISTICS

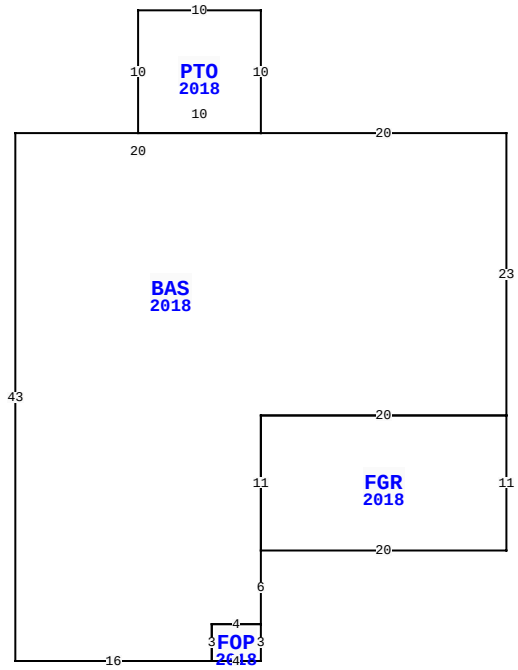
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,308	100	2018	1,308	191,095
FGR	220	55	2018	121	17,678
FOP	12	30	2018	4	585
PTO	100	5	2018	5	730
TOTALS	1,640			1,438	210,087

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	150.46	216,361	2018	2018	0	0	0	2.90	97.10

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	03/26/2025 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		210,087
TOTAL MARKET OB/XF VALUE		5,659
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		251,746
SOH/AGL Deduction		94,205
ASSESSED VALUE		157,541
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		106,819
TOTAL JUST VALUE		251,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,730

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	RES	100	0005	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	36,000.00	36,000.00	36,000							

REVIEW DATE 03/16/2020 BY KBP Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 07/30/2025 BY SYS