

SWIGART JEREMY
540724 US HWY 1
CALLAHAN, FL 32011

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

BUILDING CHARACTERISTICS

ELEMENTCD

07ASB SHNGLE 80

24CORG METAL 20

03GABLE/HIP 100

03COMP SHNGL 70

01MINIMUM 30

02WALL BD/WD 60

03PLASTER 40

14CARPET 100

01NONE 100

02CONVECTION 100
3 100

02WOOD FRAME 100

1.1. 100

06DIST 1D 100

00NONE 100

04Quality Level 04

0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8028.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,16410019931,16463,086

UDC4802519931206,504

UDU52055199328615,500

UOP8120200516867

UOP96202005191,030

TOTALS2,3411,60586,987

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPH FACT% CONDADJ UTUNIT TYPED TDPHT FACT% CONDADJ TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100OR0.000.001.13AC1.001.001.0045,000.0045,000.0050,850

REVIEW DATE04/20/2020BYKBA

Total Acres: 1.13Total Land Value: 50,850Market: 0Agricultural: 0Common: 50,850

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,60581.503181.50130,8081948197000033.5066.50

HEATED AREA: 1164HX Base Yr 2024

UDC1993

UDU1993

UOP2005

UOP2005

BAS1993

NASSAU COUNTY PROPERTY

PAGE 1 of 16

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE86,987

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET50,850

TOTAL MARKET VALUE137,837

SOH/AGL Deduction71,680

ASSESSED VALUE66,157

TOTAL EXEMPTION VALUEHX HB41,157

BASE TAXABLE VALUE25,000

TOTAL JUST VALUE137,837

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE122,814

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVALUERSNCD SALE PRICE

2529/164112/29/2021WDQI0178,000

GRANTOR: ANDERSON SCOTT M

GRANTEE: SWIGART JEREMY

1643/09559/30/2009WDQI0165,000

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 \$.