PT OF SEC 17-2S-25E
IN OR 2219/1137

SWEAT JAMES JASON
543603 US HWY 1
CALLAHAN, FL 32011

2025

17-2N-25-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

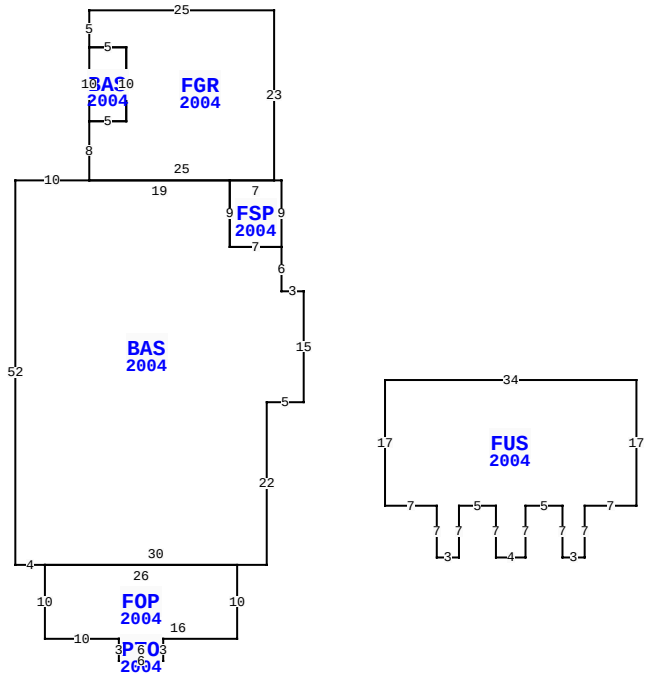
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	50	100	2004	50	5,423
BAS	1,810	100	2004	1,810	196,296
FGR	525	55	2004	289	31,342
FOP	260	30	2004	78	8,459
FSP	63	40	2004	25	2,712
FUS	648	100	2004	648	70,277
PTO	18	5	2004	1	109
TOTALS	3,374			2,901	314,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,901	95.2596	125.74	364,772	2004	2005	0	0	0	13.75	86.25

1 SNGL FAM – 100% - 2019 Heated Area: 2508 HX Base Yr 2019



543603 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		314,616
TOTAL MARKET OB/XF VALUE		10,992
TOTAL LAND VALUE - MARKET		56,250
TOTAL MARKET VALUE		381,858
SOH/AGL Deduction		126,307
ASSESSED VALUE		255,551
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		204,829
TOTAL JUST VALUE		381,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11469	NEW CONSTR	140,315	07/01/2003
R5291	REPAIR/RRF	2,450	07/01/2003
8892	NEW CONSTR	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2219/1137	8/27/2018	WD	U	I	11	100
GRANTOR: ROUNTREE SANDRA SUE						
GRANTEE: SWEAT JAMES JASON						
1947/1437	11/10/2014	SW	U	I	12	130,000
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: ROUNTREE SANDRA SUE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W25 S5 BAS=[YR=2004] S10 E5 N10 W5$ E5 S10 W5 S8 BAS=[YR=2004] W10 S52 E4 FOP=[YR=2004] S10 E10 PTO=[YR=2004] S3 E6 N3 W6$ E16 N10 W26$ E30 N22 E5 N15 W3 N6 FSP=[YR=2004] N9 W7 S9 E7$ W7 N9 W19$ E25 N23$ PTR= E15 S50 FUS=[YR=2004] E34 S17 W7 S7 W3 N7 W5 S7 W4 N7 W5 S7 W3 N7 W7 N17$ N50 W15$.

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	0940	SHEDS/PORT	0	100	16	12	192.00	SF	19.50	19.50	100	2000	2000	3	20	749	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
3	0812	CONCRETE C	0	100	0	0	2,168.00	SF	4.00	4.00	100	2004	2004	3	83	7,198	

LAND DESCRIPTION

TOTAL OB/XF 10,992

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	0004	OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	45,000.00	45,000.00	56,250							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.25 Total Land Value: 56,250 Market: 0 Agricultural: 0 Common: 56,250 PRINTED 07/30/2025 BY SYS