PT OF SW1/4 OF SEC 34-2N-25E
IN OR 2128/1170

SWANN BRITTANY NICOLE
44394 CATFISH CREEK LN
CALLAHAN, FL 32011

2025

34-3N-25-0000-0005-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	01	Quality Level 01

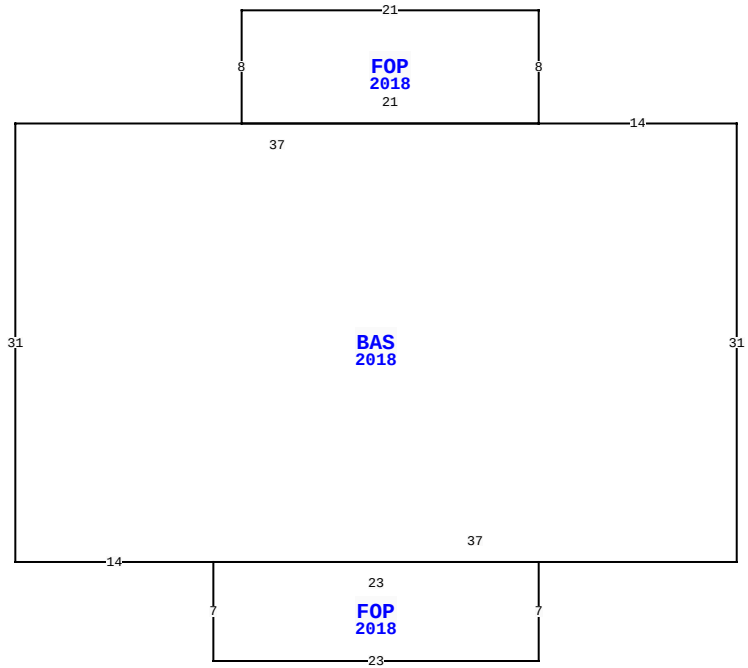
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,581	100	2018	1,581	208,964
FOP	161	30	2018	48	6,344
FOP	168	30	2018	50	6,609
TOTALS	1,910			1,679	221,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,679	104.8500	138.40	232,374	2018	2018	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2019 Heated Area: 1581 HX Base Yr 2019



44276 CATFISH CREEK LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		237,304
TOTAL MARKET OB/XF VALUE		4,899
TOTAL LAND VALUE - MARKET		121,290
TOTAL MARKET VALUE		363,493
SOH/AGL Deduction		134,780
ASSESSED VALUE		228,713
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		177,991
TOTAL JUST VALUE		363,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006362	CO ISSUED	0	04/12/2018
17006362	NEW CONSTR	186,131	12/01/2017
17005551	XFOB	0	10/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2128/1170	6/22/2017	WD	Q	V	02	50,500

GRANTOR: RED DIRT RIDGE LLC
GRANTEE: SWANN BRITTANY NICO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 FOP=[YR=2018] N8 W21 S8 E21$ W37 S31 E14
FOP=[YR=2018] S7 E23 N7 W23$ E37 N31$.

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	37	21	777.00	SF	6.50	6.50	100	2018	2018	3	97	4,899	

LAND DESCRIPTION

TOTAL OB/XF 4,899

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		OR	0.00	0.00	6.22	AC		1.00	1.00	1.00	19,500.00	19,500.00	121,290							

REVIEW DATE 03/13/2024 BY KBA Total Acres: 6.22 Total Land Value: 121,290 Market: 0 Agricultural: 0 Common: 121,290 PRINTED 07/30/2025 BY SYS

PT OF SW1/4 OF SEC 34-2N-25E
IN OR 2128/1170

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44394 CATFISH CREEK LN
CALLAHAN, FL 32011

2025

34-3N-25-0000-0005-0110

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	01	NONE 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	04	Quality Level 04

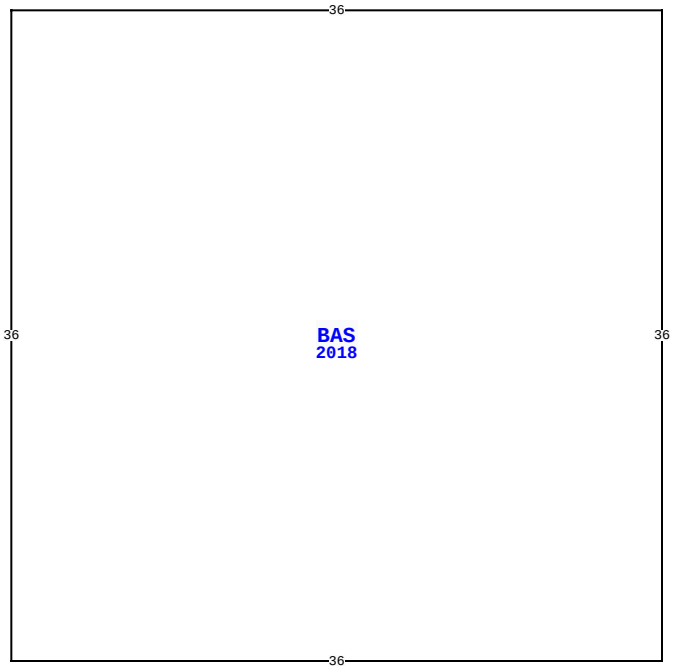
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2018	1,296	15,387
TOTALS	1,296			1,296	15,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	1,296	51.3240	13.34	17,289	2018	2018	0	0	0	11.00	89.00

2 BARNS – 100% - 2019 Heated Area: 1296 HX Base Yr 2019



44276 CATFISH CREEK LN, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTOR: RED DIRT RIDGE LLC
GRANTEE: SWANN BRITTANY NICO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W36 S36 E36 N36$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/13/2024 BY KBA Total Acres: 6.22 Total Land Value: 121,290 Market: 0 Agricultural: 0 Common: 121,290 PRINTED 07/30/2025 BY SYS