IN OR 350 PG 514
LOT 1
SUB SEC 49 PB2/15

SWANSON WALTER
PO BOX 1006
CALLAHAN, FL 32011-1006

2025

49-2N-25-4100-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		4 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

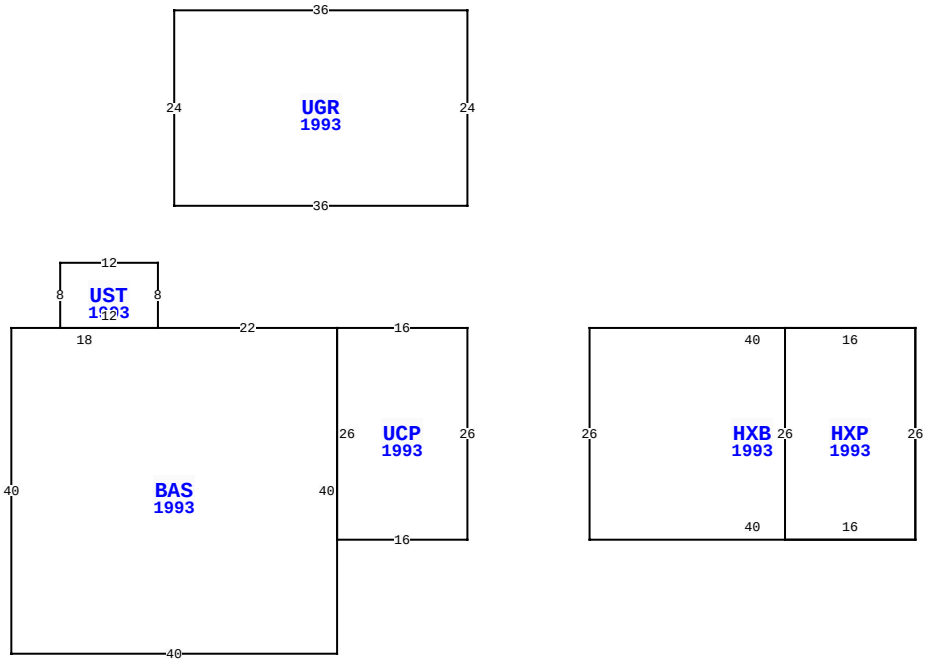
DOR CODE 1720 MEDICAL OFFICE
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1993	1,600	130,682
HXB	1,040	100	1993	1,040	84,944
HXP	416	30	1993	125	10,210
UCP	416	20	1993	83	6,779
UGR	864	40	1993	346	28,260
UST	96	40	1993	38	3,104
TOTALS	4,432			3,232	263,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	3,232	97.1069	157.07	507,650	1988	1988	0	0	0	48.00	52.00

1 MDL OFFICE – 36.05% - 1989 Heated Area: 2640 HX Base Yr 1989



541982 US HWY 1, CALLAHAN

BLD DATE	09/22/2020	KK	LGL DATE	
XF DATE	09/22/2020	KK	LAND DATE	09/22/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		263,978
TOTAL MARKET OB/XF VALUE		15,400
TOTAL LAND VALUE - MARKET		159,840
TOTAL MARKET VALUE		439,218
SOH/AGL Deduction		214,311
ASSESSED VALUE		224,907
TOTAL EXEMPTION VALUE	HX HB	26,252
BASE TAXABLE VALUE		198,655
TOTAL JUST VALUE		439,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		605,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001567	REPAIR/RRF	600	02/27/2017
4674	NEW CONSTR	110,410	03/28/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0350/0514	12/01/1981	WD	Q	I		37,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W16 BAS=[YR=1993] W22 UST=[YR=1993] N8 W12 S8 E12$ W18 S40 E40 N40$ S26 E16 N26$ PTR=E15 HXB=[YR=1993] E40 HXP=[YR=1993] W16 S26 E16 N26$ S26 W40 N26$ W15$PTR= N15 UGR=[YR=1993] N24 W36 S24 E36$ S15$.

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	0812	CONCRETE C	0	0	0	0	7,404.00	SF	4.00	4.00	100	1988	1988	3	52	15,400	

LAND DESCRIPTION

TOTAL OB/XF 15,400

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	001901	C	MEDICAL OF	0	0004	OR	0.00	0.00	21,780.00	SF		1.00	1.00	1.00	7.00	7.00	152,460							
2	009630	C	SWAMP	0		OR	0.00	0.00	14.76	AC		1.00	1.00	1.00	500.00	500.00	7,380							

REVIEW DATE 06/12/2025 BY TWA Total Acres: 14.76 Total Land Value: 159,840 Market: 0 Agricultural: 0 Common: 159,840 PRINTED 07/30/2025 BY SYS