LOT 11 S-9
IN OR 2368/1519
SUB OF SEC 49 PB 2/15

FAIRCLOTH JAMES B
44154 PORCH SWING PLACE
CALLAHAN, FL 32011

2025

49-2N-25-4100-0011-0090

BUILDING CHARACTERISTICS

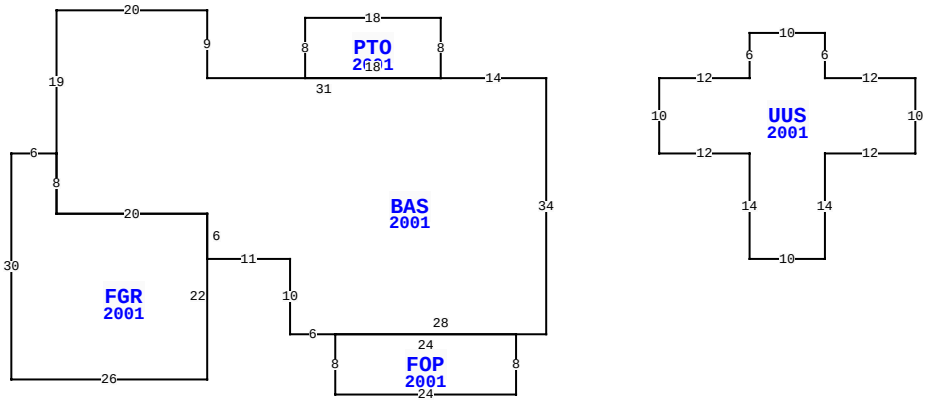
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100	2001	1,960	224,017
FGR	620	55	2001	341	38,974
FOP	192	30	2001	58	6,629
PTO	144	5	2001	7	800
UUS	540	50	2001	270	30,859
TOTALS	3,456			2,636	301,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,636	104.6400	138.12	364,084	2001	2001	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2021 Heated Area: 1960 HX Base Yr 2021



44154 PORCH SWING PL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0940	SHEDS/PORT	0	100	11	10	110.00	SF	30.00	30.00	100	2001	2001	3	20	660	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		301,280
TOTAL MARKET OB/XF VALUE		3,600
TOTAL LAND VALUE - MARKET		64,400
TOTAL MARKET VALUE		369,280
SOH/AGL Deduction		136,583
ASSESSED VALUE		232,697
TOTAL EXEMPTION VALUE	HX HB VX WR	60,722
BASE TAXABLE VALUE		171,975
TOTAL JUST VALUE		369,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014972	H/AC	0	04/01/2001
B0108035	NEW CONSTR	120,633	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2368/1519	6/12/2020	WD	Q	I	01	290,000
GRANTOR: CARPENTER TIMOTHY & C						
GRANTEE: FAIRCLOTH JAMES B &						
0962/1462	12/19/2000	WD	Q	V		14,000
GRANTOR: NEWCOMER ROBERT F JR						
GRANTEE: CARPENTER TIMOTHY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W14 PTO=[YR=2001] N8 W18 S8 E18 $ W31 N9 W20 S19 FGR=[YR=2001] W6 S30 E26 N22 W20 N8 $ S8 E20 S6 E11 S10 E6 FOP=[YR=2001] S8 E24 N8 W24 $ E28 N34 $ PTR= E15 UUS=[YR=2001] E12 N6 E10 S6 E12 S10 W12 S14 W10 N14 W12 N10 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 3,600

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	OR	0.00	0.00	2.30	AC		1.00	1.00	0.80	35,000.00	28,000.00	64,400							

REVIEW DATE 04/08/2024 BY TWA Total Acres: 2.30 Total Land Value: 64,400 Market: 0 Agricultural: 0 Common: 64,400 PRINTED 07/30/2025 BY SYS