

SCOTT NICHOLAS S & BRITTAN A
44025 LITTLE SWEETGUM LN
CALLAHAN, FL 32011

06-1N-25-199S-0254-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
ELEMENT	CD	31	03	03	05	13	11	03	04	02	1.	0	04	0100	MAP NUM	8007.00	8007.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTALS	3,674	2,854	435,007	EXTRA FEATURES	44025 LITTLE SWEETGUM LN, CALLAHAN	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	03/24/2026	MLU	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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
Exterior Wall	03	HARDIE BRD 100	03	GABLE/HIP 100	05	COMP SHNGL 100	11	CLAY TILE 10	04	AIR DUCTED 100	1.	0	100	04	0100	SINGLE FAMILY	8007.00	8007.00	BAS	2,279	100	2024	2,279	347,365	TOTALS	3,674	2,854	435,007	EXTRA FEATURES	44025 LITTLE SWEETGUM LN, CALLAHAN	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	03/24/2026	MLU	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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Roof Structur	03	GABLE/HIP 100	05	COMP SHNGL 100	11	CLAY TILE 10	04	AIR DUCTED 100	1.	0	100	04	0100	SINGLE FAMILY	8007.00	8007.00	8007.00	8007.00	FGR	625	55	2024	344	52,432	TOTALS	3,674	2,854	435,007	EXTRA FEATURES	44025 LITTLE SWEETGUM LN, CALLAHAN	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	03/24/2026	MLU	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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Roof Cover	03	COMP SHNGL 100	05	COMP SHNGL 100	11	CLAY TILE 10	04	AIR DUCTED 100	1.	0	100	04	0100	SINGLE FAMILY	8007.00	8007.00	8007.00	8007.00	FOP	384	30	2024	115	17,528	TOTALS	3,674	2,854	435,007	EXTRA FEATURES	44025 LITTLE SWEETGUM LN, CALLAHAN	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	03/24/2026	MLU	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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Interior Wall	05	DRYWALL 100	13	LVT/LAMNT 90	11	CLAY TILE 10	03	CENTRAL 100	04	AIR DUCTED 100	1.	0	100	04	0100	SINGLE FAMILY	8007.00	8007.00	FOP	386	30	2024	116	17,681	TOTALS	3,674	2,854	435,007	EXTRA FEATURES	44025 LITTLE SWEETGUM LN, CALLAHAN	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	03/24/2026	MLU	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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Interior Floo	13	LVT/LAMNT 90	11	CLAY TILE 10	03	CENTRAL 100	04	AIR DUCTED 100	1.	0	100	04	0100	SINGLE FAMILY	8007.00	8007.00	8007.00	8007.00	FOP	386	30	2024	116	17,681	TOTALS	3,674	2,854	435,007	EXTRA FEATURES	44025 LITTLE SWEETGUM LN, CALLAHAN	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	03/24/2026	MLU	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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Interior Floo	11	CLAY TILE 10	03	CENTRAL 100	04	AIR DUCTED 100	1.	0	100	04	0100	SINGLE FAMILY	8007.00	8007.00	8007.00	8007.00	8007.00	8007.00	FOP	386	30	2024	116	17,681	TOTALS	3,674	2,854	435,007	EXTRA FEATURES	44025 LITTLE SWEETGUM LN, CALLAHAN	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	03/24/2026	MLU	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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Air Condition	03	CENTRAL 100	04	AIR DUCTED 100	1.	0	100	04	0100	SINGLE FAMILY	8007.00	8007.00	8007.00	8007.00	8007.00	8007.00	8007.00	8007.00	FOP	386	30	2024	116	17,681	TOTALS	3,674	2,854	435,007	EXTRA FEATURES	44025 LITTLE SWEETGUM LN, CALLAHAN	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	03/24/2026	MLU	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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Heating Type	04	AIR DUCTED 100	1.	0	100	04	0100	SINGLE FAMILY	8007.00	8007.00	8007.00	8007.00	8007.00	8007.00	8007.00	8007.00	8007.00	8007.00	FOP	386	30	2024	116	17,681	TOTALS	3,674	2,854	435,007	EXTRA FEATURES	44025 LITTLE SWEETGUM LN, CALLAHAN	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	03/24/2026	MLU	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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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