LOT 49 PT OR 1645/1177
(EX OR 1932/513)
SWALLOWFORK ESTATES PHASE 2

MARTIN BERNARD KYLE
44387 SWALLOWFORK AVE
CALLAHAN, FL 32011

2023

06-1N-25-199S-0049-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SWALLOWFORK AV, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	40,000
SOH/AGL Deduction	21,850
ASSESSED VALUE	18,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,150
TOTAL JUST VALUE	40,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1645/1177	10/21/2009	QC	U	I	11	100
GRANTOR: MARTIN REBECCA L						
GRANTEE: MARTIN BERNARD KYLE						
0966/1017	1/12/2001	WD	U	V	21	6,800
GRANTOR: HIGGINBOTHAM NORWOOD						
GRANTEE: MARTIN BERNARD & RE						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	000000	C	VAC RES	0	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 05/26/2023 BY MLU Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS