LOT 50
IN OR 2304/963
SWALLOWFORK ESTATES PHASE 2

HARNDEN RICHARD A SR & CAROLYN
44433 SWALLOWFORK AVE
CALLAHAN, FL 32011

2023

06-1N-25-199S-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

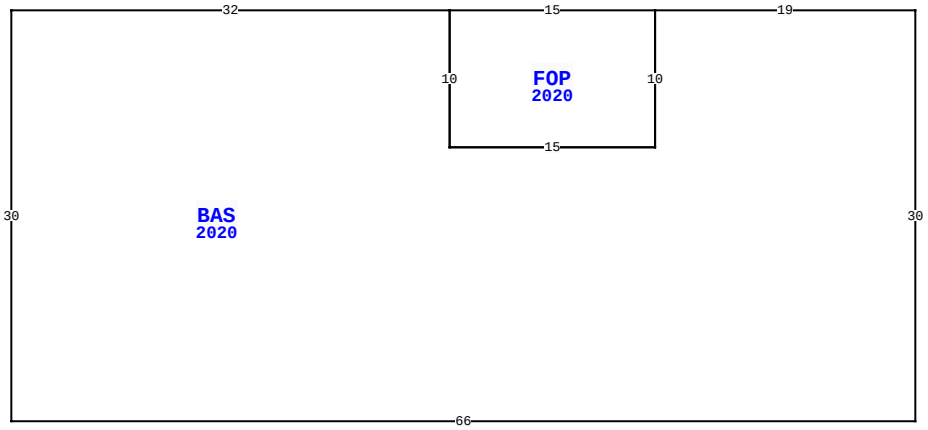
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100	1,830	154,572
FOP	150	30	45	3,801
TOTALS	1,980		1,875	158,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,875	113.1900	84.89	159,169	2020	2020	0	0	0	0.50	99.50

1 SFR MODULR – 100% - 2021 Heated Area: 1830 HX Base Yr 2021



44433 SWALLOWFORK AV, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		158,373
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		198,373
SOH/AGL Deduction		63,394
ASSESSED VALUE		134,979
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,979
TOTAL JUST VALUE		198,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004094	GARAGE	4,570	05/13/2020
20001793	CO ISSUED	0	02/27/2020
19011529	MODULAR HM	0	11/04/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2304/0963	9/18/2019	WD	Q	V	01	36,300
GRANTOR: BAMS PROPERTIES LLC						
GRANTEE: HARNDEN RICHARD A S						
2263/0833	3/25/2019	WD	Q	V	05	65,000
GRANTOR: BOTERO YADIRA M						
GRANTEE: BAMS PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W19 FOP=[YR=2020] W15 S10 E15 N10$ S10 W15 N10 W32 S30 E66 N30$.

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	000100	C	SFR	100	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 01/07/2020 BY KB Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS