LOT 51
SWALLOWFORK ESTATES PHASE 2
PB 5/345

DANIEL JEREMIAH F & DANA K
44451 SWALLOWFORK AVE
CALLAHAN, FL 32011

2023

06-1N-25-199S-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

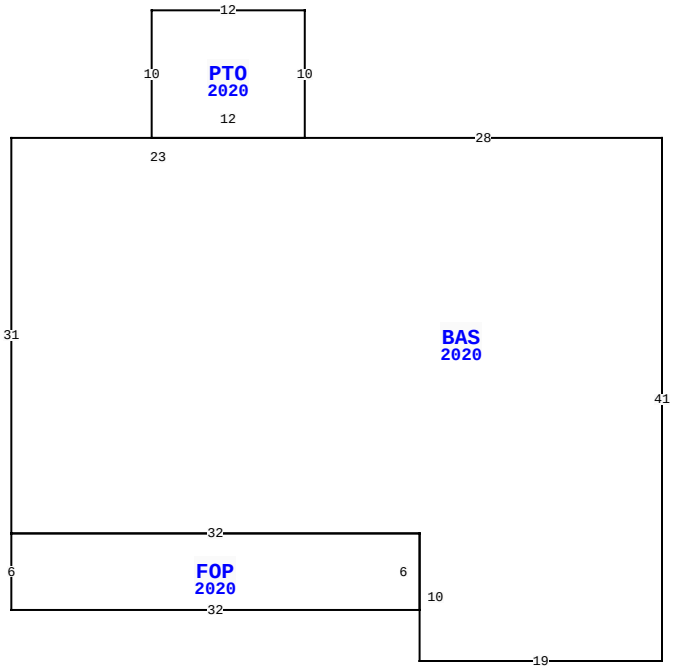
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,771	100	1,771	225,799
FOP	192	30	58	7,395
PTO	120	5	6	765
TOTALS	2,083		1,835	233,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,835	109.0000	129.44	237,522	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 1771 HX Base Yr 2021



44451 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		233,959
TOTAL MARKET OB/XF VALUE		2,671
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		276,630
SOH/AGL Deduction		69,721
ASSESSED VALUE		206,909
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		156,909
TOTAL JUST VALUE		276,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002453	CO ISSUED	0	08/21/2020
20002453	NEW CONSTR	205,837	03/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2392/0482	9/15/2020	WD	Q	I	01	215,000
GRANTOR: BISHOP DAVID W JR & C						
GRANTEE: DANIEL JEREMIAH F &						
2325/1665	12/13/2019	WD	Q	V	05	83,000
GRANTOR: B.A.M.S. PROPERTIES L						
GRANTEE: BISHOP DAVID W JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W28 PTO=[YR=2020] N10 W12 S10 E12$ W23 S31
FOP=[YR=2020] S6 E32 N6 W32$ E32 S10 E19 N41$.

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	0810	CONCRETE A	0	100	0	0	415.00	SF	6.50	6.50	100	2020	2020	3	99	2,671	

LAND DESCRIPTION

TOTAL OB/XF 2,671

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 10/13/2020 BY KB Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS