LOT 56
IN OR 1710/509
2004 FLEET DW/MH

O'BRIEN MARK & CINDY
44002 GOLDEN WAY
CALLAHAN, FL 32011

2023

06-1N-25-199S-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

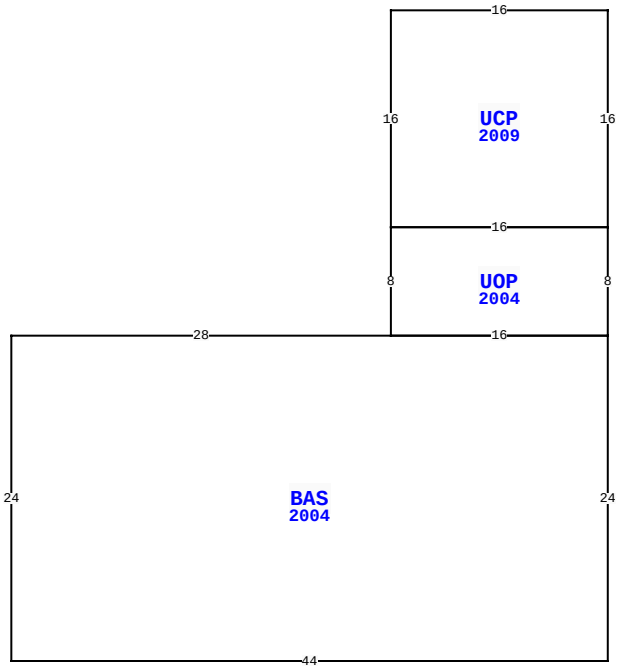
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	48,681
UCP	256	20	51	2,351
UOP	128	25	32	1,475
TOTALS	1,440		1,139	52,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,139	117.6000	82.32	93,762	2004	2004	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 0 Heated Area: 1056 HX Base Yr



44593 SWALLOWFORK AVE, 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	52,507
TOTAL MARKET OB/XF VALUE	115
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	92,622
SOH/AGL Deduction	16,862
ASSESSED VALUE	75,760
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,760
TOTAL JUST VALUE	92,622
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4285	MH MOVE-ON	0	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1710/0509	11/15/2010	WD	U	I	18	33,132

GRANTOR: SECRETARY OF HOUSING
GRANTEE: O'BRIEN MARK & CIND

1692/0066	5/12/2010	WD	U	I	11	100

GRANTOR: WELLS FARGO BANK N A
GRANTEE: SECRETARY OF HOUSIN

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2009] W16 S16 UOP=[YR=2004] S8 BAS=[YR=2004] W28 S24E44 N24 W16$ E16 N8 W16$E16N16$.

EXTRA FEATURES

L N	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
4	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	2004	2004	3	24	115	

LAND DESCRIPTION

TOTAL OB/XF 115

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	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 09/20/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS