LOT 61
SWALLOWFORK ESTATE PHASE 4
PB 5/347

BATCHELOR JULIE A & SHAWN A
44124 MAPLE COURT
CALLAHAN, FL 32011

2023

06-1N-25-199S-0061-0000

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	13	LVT/LAMNT 100
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

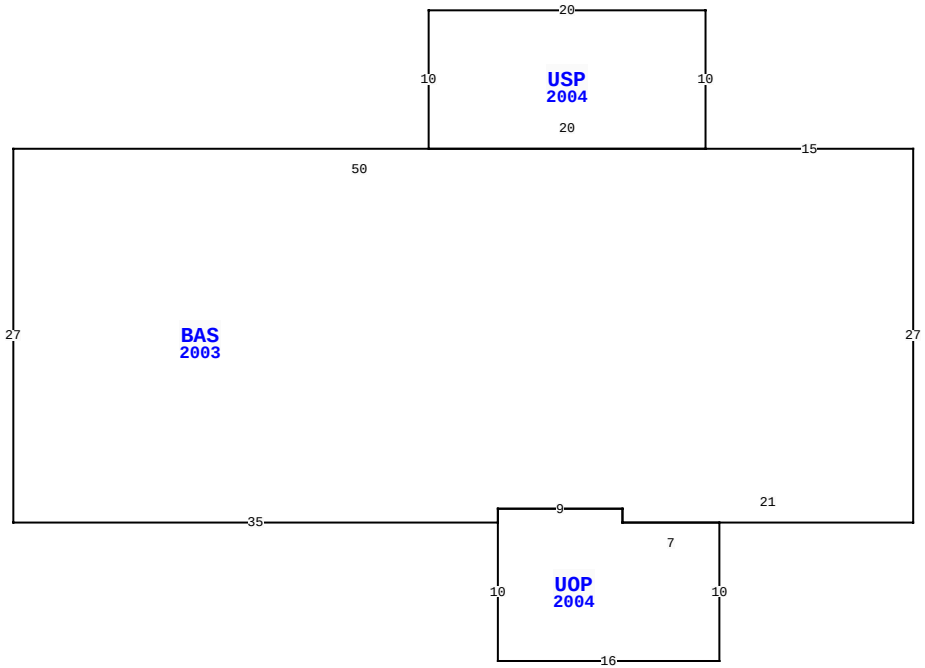
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,746	100	1,746	111,901
UOP	169	25	42	2,692
USP	200	50	100	6,409
TOTALS	2,115		1,888	121,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,888	116.0000	75.40	142,355	1992	2015	0	0	0	15.00	85.00

1 M/H 93- – 100% - 2018 Heated Area: 1746 HX Base Yr 2018



44124 MAPLE CT, 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		121,002
TOTAL MARKET OB/XF VALUE		3,239
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		164,241
SOH/AGL Deduction		117,621
ASSESSED VALUE		46,620
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,620
TOTAL JUST VALUE		164,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013394	MH MOVE-ON	0	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2642/459	5/05/2023	WD	Q	I	05	242,000
GRANTOR: HALL JESSE SABASTIAN						
GRANTEE: BATCHELOR JULIE A &						
2121/1734	5/01/2017	WD	Q	I	05	85,000
GRANTOR: AVERA JUDITH M						
GRANTEE: HALL JESSE SABASTIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W15 USP=[YR=2004] N10 W20 S10 E20$ W50 S27 E35
UOP=[YR=2004] S10 E16 N10 W7 N1 W9 S1$ N1 E9 S1 E21 N27$.

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
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
7	0820	WOOD WALK	0	100	0	0	138.00	SF	11.75	11.75	100	2005	2005	3	40	649	

LAND DESCRIPTION

TOTAL OB/XF 3,239

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	000102	C	SFR/MH	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 03/10/2023 BY KWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS