LOTS 64 & 65
IN OR 1922/1787
SWALLOWFORK ESTATE PHASE 4

MCELDOWNEY MICHAEL
44060 MAPLE CT
CALLAHAN, FL 32011

2023

06-1N-25-199S-0064-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

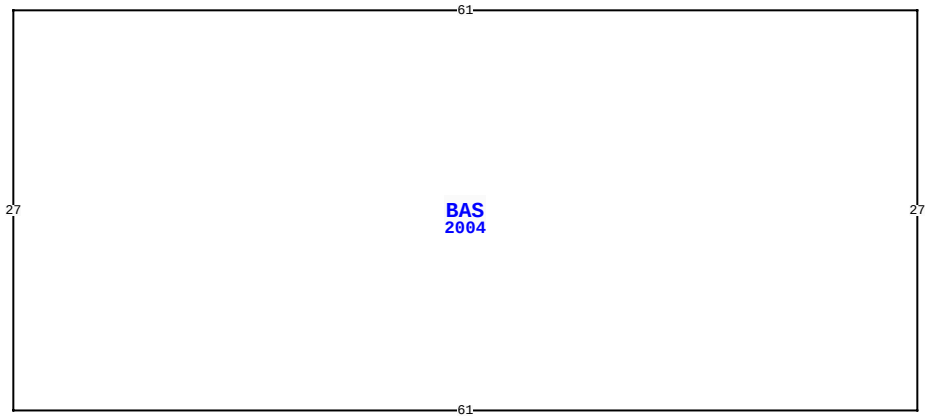
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,647	100	1,647	78,370
TOTALS	1,647		1,647	78,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,647	117.2000	82.04	135,120	2001	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2005 Heated Area: 1647 HX Base Yr 2005



44060 MAPLE CT, 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		78,370
TOTAL MARKET OB/XF VALUE		4,126
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		154,496
SOH/AGL Deduction		93,050
ASSESSED VALUE		61,446
TOTAL EXEMPTION VALUE	HX HB	36,446
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		154,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,059

PRCL:0:2: MISC STRG = NV
BLDG:1:1: DW/MH ID: FLFLY70(A/B)28643LP21

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2217156	XFOB	19,146	01/18/2022
E12038	NEW CONSTR	0	11/20/2003
MH4238	MH MOVE-ON	0	10/22/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1922/1787	6/09/2014	QC	U	I	11	46,300
GRANTOR: MCELDOWNEY MICHAEL &						
GRANTEE: MCELDOWNEY MICHAEL						
1185/0862	10/31/2003	WD	Q	V		20,900
GRANTOR: HIGGINBOTHAM NORWOOD						
GRANTEE: MCELDOWNEY MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W61 S27 E61 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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
4	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2006	2006	3	31	1,116	

LAND DESCRIPTION

TOTAL OB/XF 4,126

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	2.00	LT		1.00	1.00	0.90	40,000.00	36,000.00	72,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/02/2023 BY SYS