LOT 72
PT OR 986/866
SWALLOWFORK ESTATE PHASE 4

THOMAS ROWLAND S &/GARLAND ROBIN MARIE
614 THOMAS MCKEEN DR
ORANGE PARK, FL 32073

2023

06-1N-25-199S-0072-0000

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 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
Quality	04	Quality Level 04

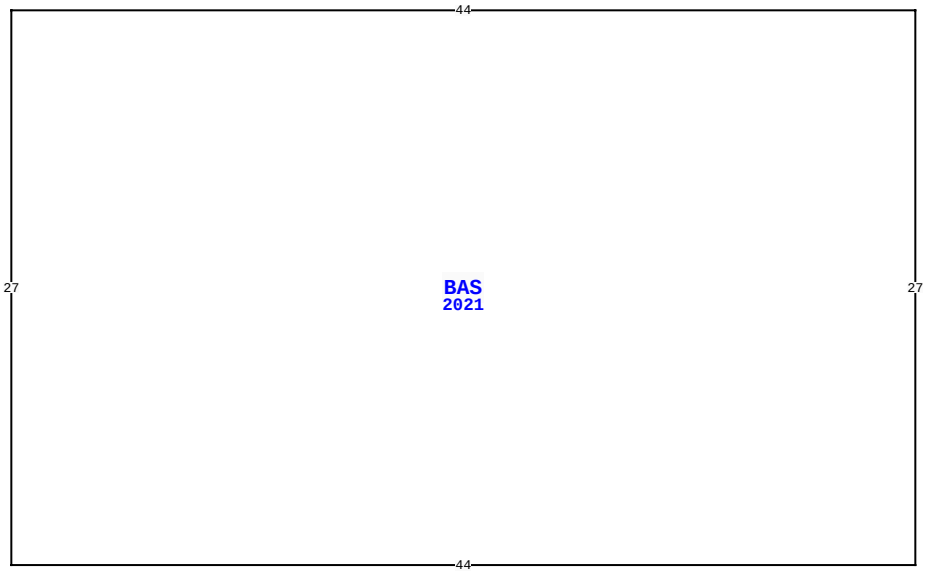
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	45,162
TOTALS	1,188		1,188	45,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0833	02	1,188	126.7200	76.03	90,324	2001	2001	0	0	0	50.00	50.00

1 MH 20NO RP – 0% - 0 Heated Area: 1188 HX Base Yr



44137 CAULKINS DR, 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	45,162
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	85,162
SOH/AGL Deduction	44,967
ASSESSED VALUE	40,195
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,195
TOTAL JUST VALUE	85,162
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3509	MH MOVE-ON	0	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0986/0866	5/15/2001	WD	Q	V		15,000

GRANTOR: HIGGINBOTHAM NORWOOD
GRANTEE: THOMAS ROWLAND S &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W44 S27 E44 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000001	C	V RS W/XFOB	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 07/26/2022 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS