LOTS 93 & 94 2002 OAKS DWMH
SWALLOWFORK ESTATE PHASE 4
PB 5/347

ALOHOMORA LLC
4440 MERRIMAC AVENUE
JACKSONVILLE, FL 32210

2023

06-1N-25-199S-0093-0000

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 80
Interior Floo	08	SHT VINYL 20
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
BUD4 Adjustme	03	. 100
Quality	03	Quality Level 03

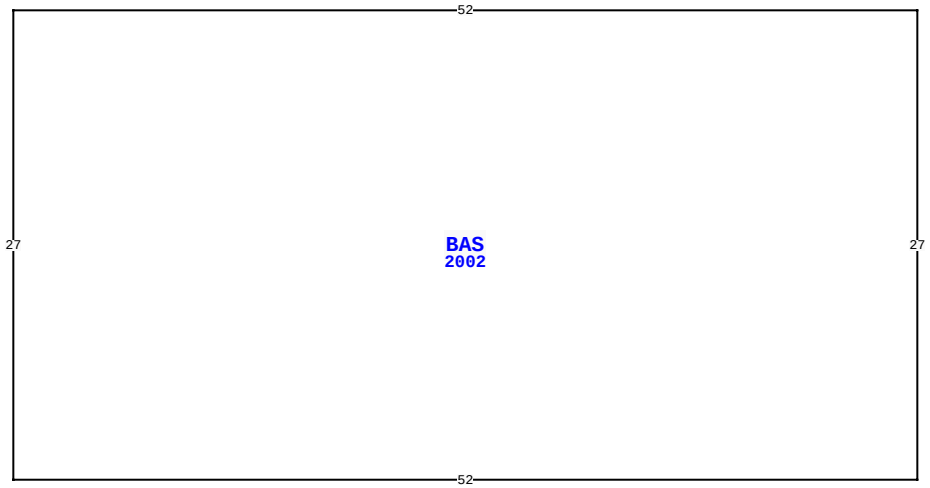
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	44,564
TOTALS	1,404		1,404	44,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	87.2000	61.04	85,700	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 0% - 0 Heated Area: 1404 HX Base Yr



44027 CAMPBELL CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

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	1242	WD DECK A	0	0	20	10	200.00	SF	10.00	10.00	100	2016	2016	3	78	1,560	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	44,564
TOTAL MARKET OB/XF VALUE	1,560
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	126,124
SOH/AGL Deduction	41,257
ASSESSED VALUE	84,867
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,867
TOTAL JUST VALUE	126,124
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P015082	NEW CONSTR	0	12/01/2001
5436	H/AC	0	11/01/2001
MH3656	MH MOVE-ON	0	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/0775	2/24/2023	WD	Q	I	01	115,000
GRANTOR: CARLTON BELINDA K						
GRANTEE: ALOHOMORA LLC						
2563/0965	10/06/2021	QC	U	I	11	100
GRANTOR: CARLTON WILLIAM J						
GRANTEE: CARLTON BELINDA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W52 S27 E52 N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,560

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	0	0005	OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	80,000							

REVIEW DATE 03/16/2020 BY KBP Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS