LOTS 103 & 104 1996 SKYLINE
IN OR 950/1047
SWALLOWFORK ESTATES PHASE 5

SCHAEDEL EDWARD JR & MARGARET
44881 SWALLOWFORK AVENUE
CALLAHAN, FL 32011

2023

06-1N-25-199S-0103-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

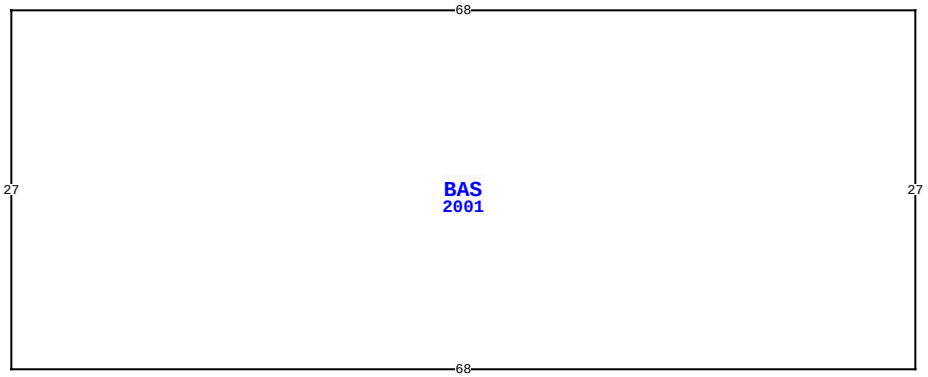
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1,836	60,250
TOTALS	1,836		1,836	60,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,836	117.2000	82.04	150,625	1996	1996	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2002 Heated Area: 1836 HX Base Yr 2002



44881 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		60,250
TOTAL MARKET OB/XF VALUE		2,600
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		142,850
SOH/AGL Deduction		79,508
ASSESSED VALUE		63,342
TOTAL EXEMPTION VALUE	HX HB	38,342
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		142,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428618	REMODEL	0	03/01/2014
MH013404	MH MOVE-ON	0	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0950/1047	9/21/2000	WD	U	V	09	13,500

GRANTOR: HIGGINBOTHAM NORWOOD
GRANTEE: SCHAEDEL EDWARD JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W68 S27 E68 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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	80	1,600	
2	0810	CONCRETE A	0	100	0	0	140.00	SF	6.50	6.50	100	1996	1996	3	73	664	
3	1242	WD DECK A	0	100	14	12	168.00	SF	10.00	10.00	100	1996	1996	3	20	336	

LAND DESCRIPTION

TOTAL OB/XF 2,600

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	1.00	40,000.00	40,000.00	80,000							

REVIEW DATE 09/23/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS