

FILLIO JOHN-RYAN C
44923 SWALLOW FORK AVE
CALLAHAN, FL 32011

06-1N-25-199S-0106-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior FloopInterior FlooAir Condition Heating TypeBedrooms Bathrooms FrameStories Units

0305131403041.0608

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

060200MOBILE HOME088007.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREA SUBAREA MARKET VALUE

BAS1,3521001,352142,508

TOTALS

1,3521,352142,508

EXTRA FEATURES

44923 SWALLOWFORK AV, CALLAHAN

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

11242WD DECK A01000812.00SF10.0010.00100200720073352,842

LAND DESCRIPTION

TOTAL OB/XF2,842

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

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REVIEW DATE01/18/2022BYKBTotal Acres: 0.00Total Land Value: 80,000Market: 0Agricultural: 0Common: 80,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,352152.1000106.47143,94720212021001.0099.00

M/H 94+ - 100% - 2019Heated Area: 1352HX Base Yr 2019

BAS2021

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE142,508

TOTAL MARKET OB/XF VALUE2,842

TOTAL LAND VALUE - MARKET80,000

TOTAL MARKET VALUE225,350

SOH/AGL Deduction55,360

ASSESSED VALUE169,990

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE119,990

TOTAL JUST VALUE225,350

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE165,039

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYRSN CD SALE PRICE

2190/17784/17/2018WDUII3022,000

GRANTOR:FILLIO JOHN J

GRANTEE:FILLIO JOHN RYAN

2012/095210/28/2015WDQVI0140,000

GRANTOR:HIGGIBOTHAM DAVID

GRANTEE:FILLIO JOHN J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W52 S26 E52 N26\$.