LOT 118
PT OR 1144/1691
SWALLOWFORK ESTATES PHASE 5

SLUDER RALPH L JR & LISA M
44079 MAYHAW LANE
CALLAHAN, FL 32011

2023

06-1N-25-199S-0118-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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	0	0 100
Units		0 100
Quality	01	Quality Level 01

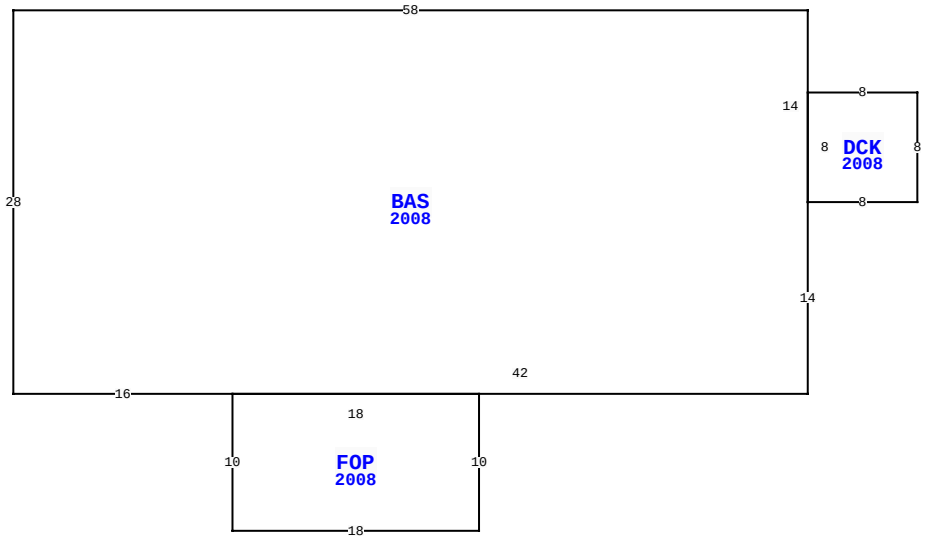
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100	1,624	10,358
DCK	64	15	10	64
FOP	180	30	54	344
TOTALS	1,868		1,688	10,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,688	49.0600	31.89	53,830	1986	1986	0	0	20	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 1624 HX Base Yr



44079 MAYHAW LN, 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	10,766
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	50,766
SOH/AGL Deduction	21,073
ASSESSED VALUE	29,693
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,693
TOTAL JUST VALUE	50,766
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000082	DEMOLITION	7,900	01/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1144/1691	6/12/2003	WD	Q	I		65,000

GRANTOR: HIGGINBOTHAM NORWOOD
GRANTEE: SLUDER RALPH JR & L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W58 S28 E16 FOP=[YR=2008] S10 E18 N10 W18$ E42 N14 DCK=[YR=2008] E8 N8 W8 S8$ N14$.

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	000102	C	SFR/MH	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 01/11/2023 BY KWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS