

LOTS 119 & 120
IN OR 2194/1615
2004 SKY0 DWMH

SWEAT WILLIAM J & CLARA J
44115 MAYHAW LN
CALLAHAN, FL 32011

2023

06-1N-25-199S-0119-0000



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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	06	Quality Level 06
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	2,280	100	2,280	155,098
DCK	80	15	12	816
DCK	150	15	22	1,496
DCK	80	15	12	816

TOTALS	2,590		2,326	158,228
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0940	SHEDS/PORT	0 100	16	12	192.00	SF	19.50	19.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0005	OR	0.00	0.00	2.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	2,326	151.8400	106.29	247,231	2003	2008	0	0	0	36.00	64.00	
1 M/H 94+ - 100% - 2023													
Heated Area: 2280													
HX Base Yr 2023													
44115 MAYHAW LN, CALLAHAN													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/26/2023 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			158,228
TOTAL MARKET OB/XF VALUE			3,979
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			242,207
SOH/AGL Deduction			0
ASSESSED VALUE			242,207
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			192,207
TOTAL JUST VALUE			242,207
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			177,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25622	ADDITION	1,546	02/01/2012
E12036	NEW CONSTR	0	11/01/2003
MH4265	MH MOVE-ON	0	11/01/2003

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
2194/1615	4/25/2018	WD Q	I 01
155,000			
GRANTOR: HAMMAR DAVID A			
GRANTEE: SWEAT WILLIAM J & C			
2143/0250	8/28/2017	WD Q	I 01
135,000			
GRANTOR: CUSSONS JOHANNES CHRI			
GRANTEE: HAMMAR DAVID A			

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2003] W16 DCK=[YR=2010] N10 W15 DCK=[YR=2012] W8 S10 E8 N10\$ S10 E15 \$ W60 S30 E30 DCK=[YR=2010] S8 E10 N8 W10\$ E46 N30\$.									