LOTS 123 124 & S-1 OF 125
IN OR 1303/1382
SWALLOWFORK ESTATES PHASE 5

POWERS RICHARD A & TERESA A
44276 MAYHAW LANE
CALLAHAN, FL 32011

2023

06-1N-25-199S-0123-0000

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	11	CLAY TILE 20
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	03	Quality Level 03

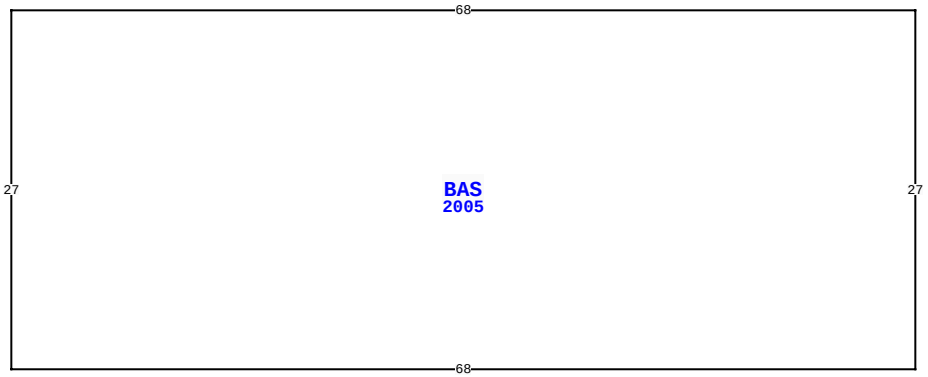
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1,836	88,854
TOTALS	1,836		1,836	88,854

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	119.2000	83.44	153,196	2005	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2006 Heated Area: 1836 HX Base Yr 2006



44276 MAYHAW LN, CALLAHAN

BLD DATE	02/20/2008	KWJW	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		88,854
TOTAL MARKET OB/XF VALUE		4,718
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		193,572
SOH/AGL Deduction		107,129
ASSESSED VALUE		86,443
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		36,443
TOTAL JUST VALUE		193,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M9712	H/AC	0	05/01/2005
MH4575	MH MOVE-ON	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1303/1382	3/22/2005	WD	Q	V		29,000

GRANTOR: HIGGINBOTHAM NORWOOD
GRANTEE: POWERS RICHARD A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
4	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100	2007	2007	3	35	560	
5	1242	WD DECK A	0	100	0	0	252.00	SF	10.00	10.00	100	2008	2008	3	40	1,008	

LAND DESCRIPTION

TOTAL OB/XF 4,718

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	2.50	LT		1.00	1.00	1.00	40,000.00	40,000.00	100,000							

REVIEW DATE 09/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS