LOTS 125 & 126 (EX S-1)
IN OR 2475/338
SWALLOWFORK ESTATES PHASE 5

LOBB RICHARD
44236 MAYHAW LN
CALLAHAN, FL 32011

2023

06-1N-25-199S-0125-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

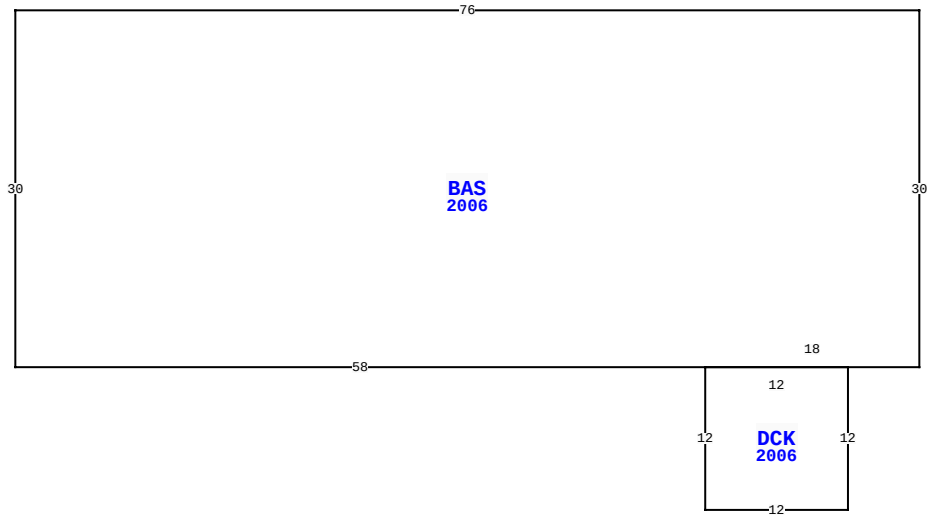
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	147,071
DCK	144	15	22	1,419
TOTALS	2,424		2,302	148,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,302	135.5200	94.86	218,368	2005	2010	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2023 Heated Area: 2280 HX Base Yr 2023



44236 MAYHAW LN, CALLAHAN

BLD DATE	05/23/2007 DJ	LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		148,490
TOTAL MARKET OB/XF VALUE		3,150
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		231,640
SOH/AGL Deduction		0
ASSESSED VALUE		231,640
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		181,640
TOTAL JUST VALUE		231,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15485	ELEC OTHER	0	08/01/2005
MH4644	MH MOVE-ON	0	08/01/2005
P09796	OTHER	0	08/01/2005
MH?	MH MOVE-ON	0	07/01/2005
M10028	H/AC	0	07/01/2005
MH4442	MH MOVE-ON	0	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2475/0338	6/08/2021	WD	Q	I	01	216,300
GRANTOR: WARREN WILLIAM JR						
GRANTEE: LOBB RICHARD						
2426/0282	1/15/2021	WD	U	I	18	111,200
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: WARREN WILLIAM JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W76 S30 E58 DCK=[YR=2006] S12 E12 N12 W12$ E18 N30$.

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	

LAND DESCRIPTION

TOTAL OB/XF 3,150

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 05/04/2020 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS