LOTS 136 & 137
IN OR 2306/201
SWALLOWFORK ESTATES PHASE 5

DIXON JOHN W & JENNY L
44072 MAYHAW LANE
CALLAHAN, FL 32011

2023

06-1N-25-199S-0136-0000

NASSAU COUNTY PROPERTY

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

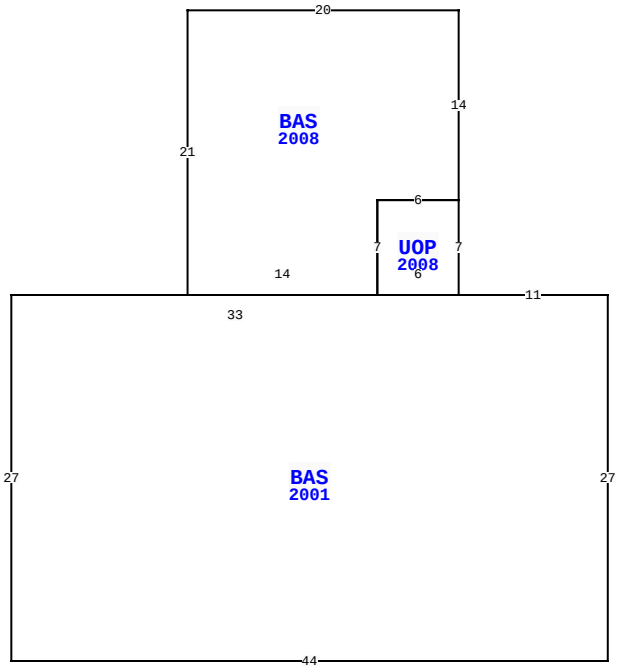
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	79,799
BAS	378	100	378	25,391
UOP	42	25	10	672
TOTALS	1,608		1,576	105,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,576	141.1200	98.78	155,677	2001	2010	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2020 Heated Area: 1566 HX Base Yr 2020



44090 MAYHAW LN, CALLAHAN

BLD DATE		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		105,860
TOTAL MARKET OB/XF VALUE		924
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		186,784
SOH/AGL Deduction		63,544
ASSESSED VALUE		123,240
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,240
TOTAL JUST VALUE		186,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M5589	H/AC	0	01/01/2002
8893	NEW CONSTR	0	12/01/2001
5233	NEW CONSTR	0	12/01/2001
MH3689	MH MOVE-ON	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2306/0201	9/17/2019	WD	Q	I	01	139,000
GRANTOR: LOVE RODNEY A & MARIO						
GRANTEE: DIXON JOHN W & JENN						
1022/0015	11/29/2001	WD	U	I	13	27,500
GRANTOR: HIGGINBOTHAM NORWOOD						
GRANTEE: LOVE RODNEY A & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W11 UOP=[YR=2008] N7 BAS=[YR=2008] N14 W20 S21 E14 N7 E6$ W6 S7 E6$ W33 S27 E44 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	0940	SHEDS/PORT	0	100	14	10	140.00	SF	30.00	30.00	100	2003	2003	3	22	924	

LAND DESCRIPTION

TOTAL OB/XF 924

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 03/16/2020 BY KBP Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS