LOT 141
SWALLOWFORK ESTATES PHASE 5
PB 5/348

COOLEY MISTY J
44996 SWALLOWFORK AVE
CALLAHAN, FL 32011

2023

06-1N-25-199S-0141-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

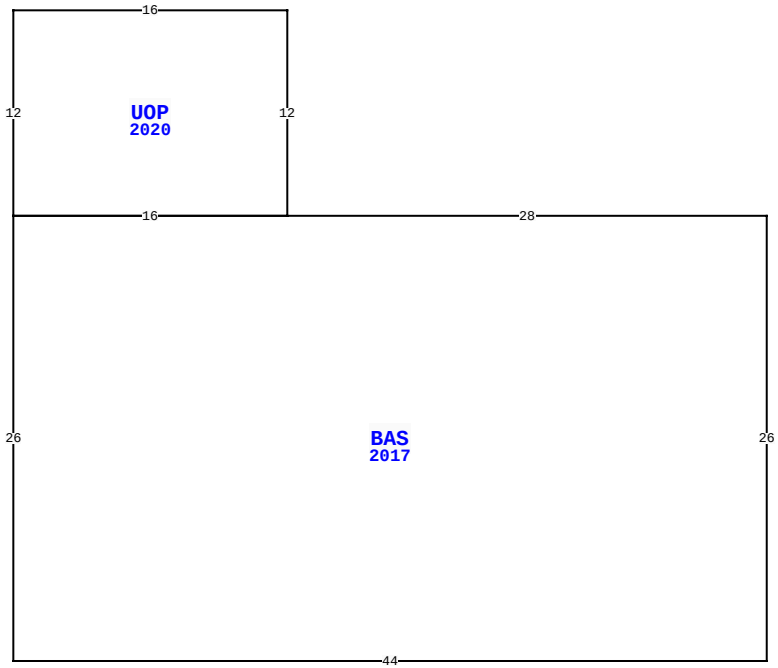
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,144	100	1,144	108,871
UOP	192	25	48	4,568
TOTALS	1,336		1,192	113,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,192	140.1600	98.11	116,947	2017	2019	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2022 Heated Area: 1144 HX Base Yr 2022



44996 SWALLOWFORK AV, 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		113,439
TOTAL MARKET OB/XF VALUE		1,931
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		155,370
SOH/AGL Deduction		39,300
ASSESSED VALUE		116,070
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		66,070
TOTAL JUST VALUE		155,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004100	CO ISSUED	0	05/09/2017
17001929	MH MOVE-ON	0	04/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2481/0932	6/28/2021	WD	Q	I	01	171,000
GRANTOR: PROPSPER DEBORAH & DA						
GRANTEE: COOLEY MISTY J						
2113/0865	4/10/2017	WD	Q	V	01	17,000
GRANTOR: BARNSBACK TERRY A & G						
GRANTEE: PROSPER DEBORAH & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W28 UOP=[YR=2020] N12 W16 S12 E16$ W16 S26 E44 N26$.

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	0810	CONCRETE A	0	100	20	15	300.00	SF	6.50	6.50	100	2020	2020	3	99	1,931	

LAND DESCRIPTION

TOTAL OB/XF 1,931

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	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 07/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS