LOTS 143 & 144
SWALLOWFORK ESTATES PHASE 5
PB 5/348

BURCH ALMARIE D
44952 SWALLOWFORK AVE
CALLAHAN, FL 32011

2023

06-1N-25-199S-0143-0000

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 70
Interior Floo	14	CARPET 30
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

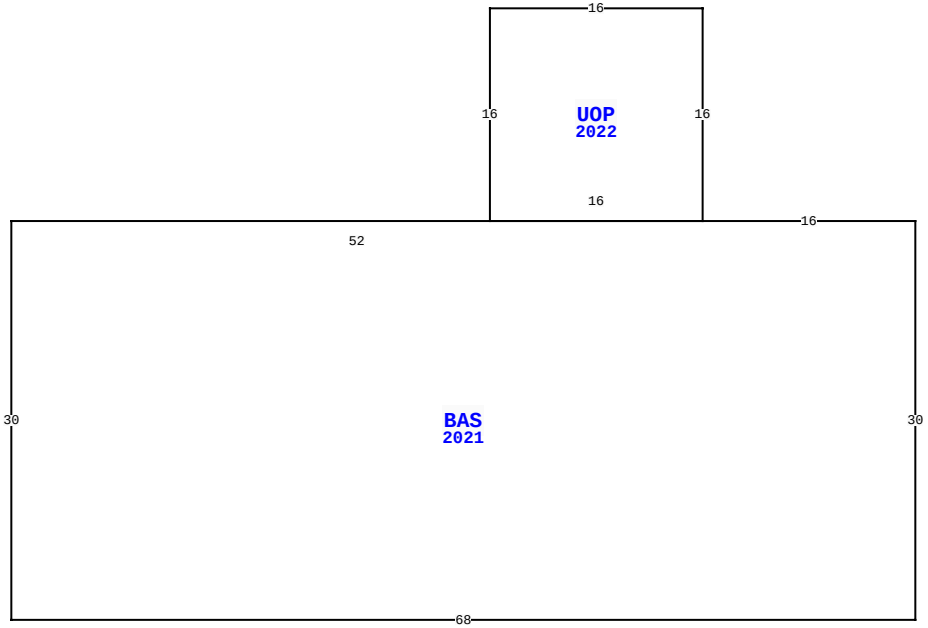
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2,040	197,800
UOP	256	25	64	6,205
TOTALS	2,296		2,104	204,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,104	139.9200	97.94	206,066	2021	2021	0	0	0	1.00	99.00

1 M/H 94+ – 0% - 0 Heated Area: 2040 HX Base Yr



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

SWALLOWFORK AVE, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	204,005
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	284,005
SOH/AGL Deduction	86,080
ASSESSED VALUE	197,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,925
TOTAL JUST VALUE	284,005
NCON VALUE	6,206
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009200	CO ISSUED	0	10/04/2021
21009200	MH MOVE-ON	0	07/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2469/0969	5/26/2021	WD	U	V	11	100
GRANTOR: BURCH KENDAL E						
GRANTEE: BURCH ALMARIE D						
1412/1599	5/17/2006	WD	Q	I		128,000
GRANTOR: ARMSTRONG CHRISTOPHER						
GRANTEE: BURCH KENDAL E & AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 UOP=[YR=2022] N16 W16 S16 E16$ W52 S30 E68 N30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	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 11/03/2021 BY KB Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS