LOTS 148 & 147
IN OR 2034/1068
SWALLOWFORK ESTATES PHASE 5

WATERS RODNEY K
46624 MIDDLE RD
CALLAHAN, FL 32011

2023

06-1N-25-199S-0148-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

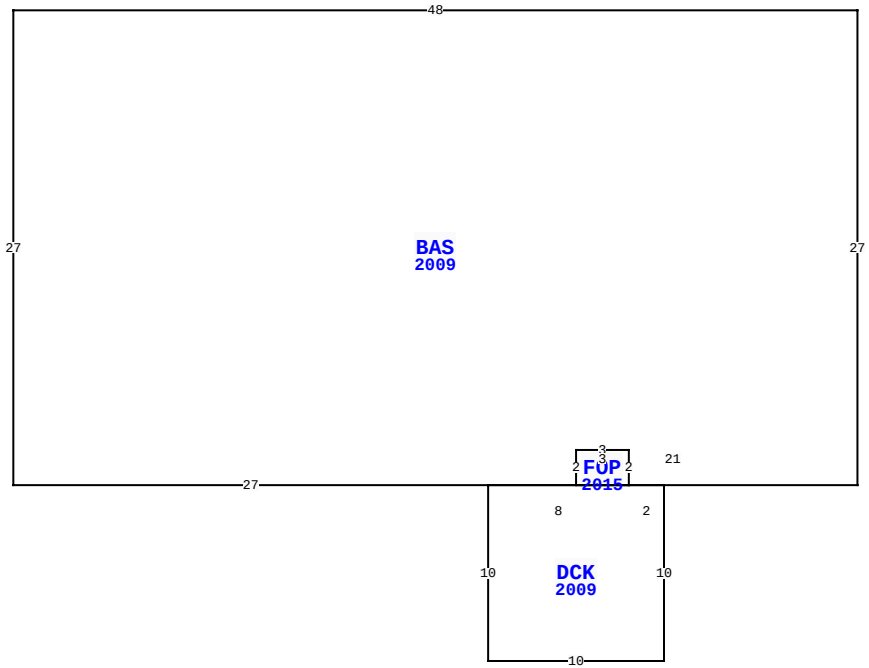
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	31,788
DCK	100	15	15	368
FOP	6	30	2	49
TOTALS	1,402		1,313	32,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,313	116.8000	81.76	107,351	1992	1992	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr



44908 SWALLOWFORK AVE, CALLAHAN

BLD DATE		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	32,205
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	112,205
SOH/AGL Deduction	42,505
ASSESSED VALUE	69,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,700
TOTAL JUST VALUE	112,205
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2034/1068	3/17/2016	DG	U	I	11	100
GRANTOR: MOODY WANELL						
GRANTEE: WATERS RODNEY K						
1892/1548	11/14/2013	SW	U	I	12	23,500
GRANTOR: US BANK NA TRUSTEE						
GRANTEE: MOODY WANELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W48 S27 E27 DCK=[YR=2009] S10 E10 N10 W2
FOP=[YR=2015] N2 W3 S2 E3$ W8$ E21 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 07/26/2022 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS