LOTS 149 & 150
2000 PALM HARBOR DW/MH
IN OR 2228/845

WAKEFIELD JAMES C &/WIERMAN BRITTANY M
44866 SWALLOWFORK AV
CALLAHAN, FL 32011

2023

06-1N-25-199S-0149-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

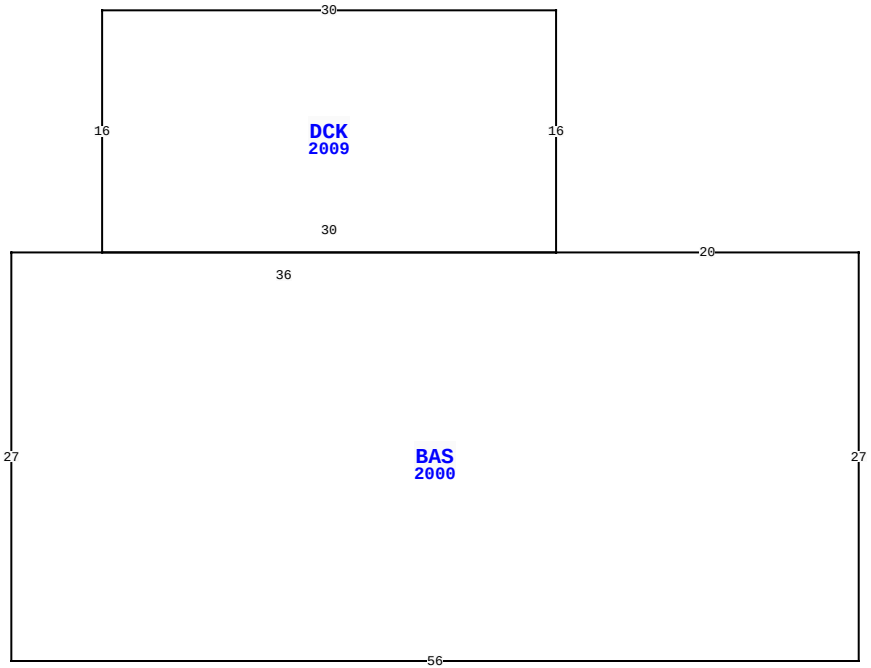
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	99,978
DCK	480	15	72	4,761
TOTALS	1,992		1,584	104,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,584	152.3600	106.65	168,934	2000	2007	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2019 Heated Area: 1512 HX Base Yr 2019



44866 SWALLOWFORK AVE, 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		104,739
TOTAL MARKET OB/XF VALUE		686
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		185,425
SOH/AGL Deduction		78,302
ASSESSED VALUE		107,123
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		57,123
TOTAL JUST VALUE		185,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11654	XFOB	2,265	09/01/2003
MH003181	MH MOVE-ON	0	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2228/0845	9/19/2018	WD	Q	I	01	115,000
GRANTOR: SIMPKINS CREGG A & AM						
GRANTEE: WAKEFIELD JAMES C &						
1964/0049	2/23/2015	QC	U	I	11	100
GRANTOR: SIMPKINS REX						
GRANTEE: SIMPKINS CREGG A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W20 DCK=[YR=2009] N16 W30 S16 E30$ W36 S27 E56 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	16	10	160.00	SF	19.50	19.50	100	2003	2003	3	22	686	

LAND DESCRIPTION

TOTAL OB/XF 686

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 08/02/2018 BY KBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS