

LOT 167
SWALLOWFORK ESTATES PHASE 3
PB 5/346

AVERY CHARLES & BOBBIE
44021 BAYBERRY CT
CALLAHAN, FL 32011

2023

06-1N-25-199S-0167-0000



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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	2,015	100	2,015	134,896
DCK	160	15	24	1,607
TOTALS	2,175		2,039	136,503

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
1	1242	WD DECK A	0	0	24	7		10.00	10.00	100	2017	2017	3	82

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000102	C	SFR/MH	0	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0800	02	2,039	140.6400	98.45	200,740	2002	2010	0	0	0	32.00	68.00		
1 M/H 94+ - 0% - 0														
Heated Area: 2015 HX Base Yr														
44021 BAYBERRY CT, CALLAHAN														
BLD DATE XF DATE INC DATE														
LGL DATE LAND DATE AG DATE														
05/26/2023 MLU														

TOTAL OB/XF														
1,378														

NASSAU COUNTY PROPERTY			
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VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		136,503	
TOTAL MARKET OB/XF VALUE		1,378	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		177,881	
SOH/AGL Deduction		32,888	
ASSESSED VALUE		144,993	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		144,993	
TOTAL JUST VALUE		177,881	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		131,812	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3880	MH MOVE-ON	0	07/01/2002
E9937	NEW CONSTR	0	07/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2304/1601	9/13/2019	WD	Q	I	01	165,428	
GRANTOR: ROMAN JUAN S & LAURA							
GRANTEE: AVERY CHARLES & BOB							
0940/0586	7/12/2000	WD	Q	V		16,900	
GRANTOR: HIGGINBOTHAM NORWOOD							
GRANTEE: ROMAN JUAN S & LAUR							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2002] W65 S31 E25 DCK=[YR=2009] S4 W4 S4 E4 S4 E12 N12 W12\$ E40 N31\$.														