LOTS 173 172 & 171
IN OR 2051/1497
SWALLOWFORK ESTATES PHASE 3

WATSON BRETT ALLEN & TIFFANY RENEE
44049 WILLOW LN
CALLAHAN, FL 32011

2023

06-1N-25-199S-0173-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

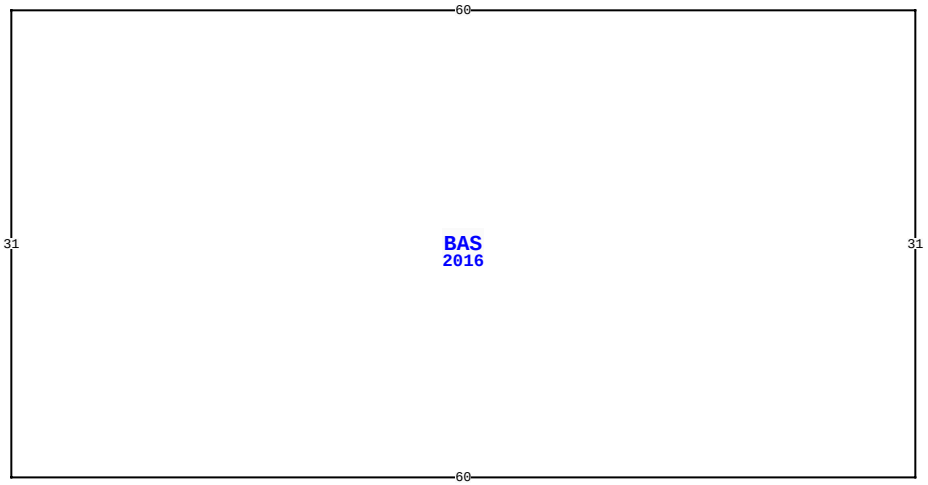
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	123,771
TOTALS	1,860		1,860	123,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0220	01	1,860	105.0000	68.25	126,945	2016	2016	0	0	0	2.50	97.50

1 MOD FRAME – 100% - 2019 Heated Area: 1860 HX Base Yr 2019



44049 WILLOW LN, CALLAHAN

BLD DATE	05/13/2008	JW	LGL DATE	
XF DATE	05/13/2008	JW	LAND DATE	05/26/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		123,771
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		246,676
SOH/AGL Deduction		118,944
ASSESSED VALUE		127,732
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		77,732
TOTAL JUST VALUE		246,676
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632829	CO ISSUED	0	09/12/2016
B1632829	MODULAR HM	0	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2051/1497	6/08/2016	SW	U	I	12	25,000
GRANTOR: VYSTAR CREDIT UNION						
GRANTEE: WATSON BRETT ALLEN						
1970/1284	3/27/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: VYSTAR CREDIT UNION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W60 S31 E60 N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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	3.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	120,000							

REVIEW DATE 07/26/2022 BY KBA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS