LOTS 174 & 175 2001 JACOBSEN
IN OR 1073/556
SWALLOWFORK ESTATES PHASE 3

SOMMERS FREDERICK A
44081 WILLOW LANE
CALLAHAN, FL 32011

2023

06-1N-25-199S-0174-0000

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 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	03	Quality Level 03

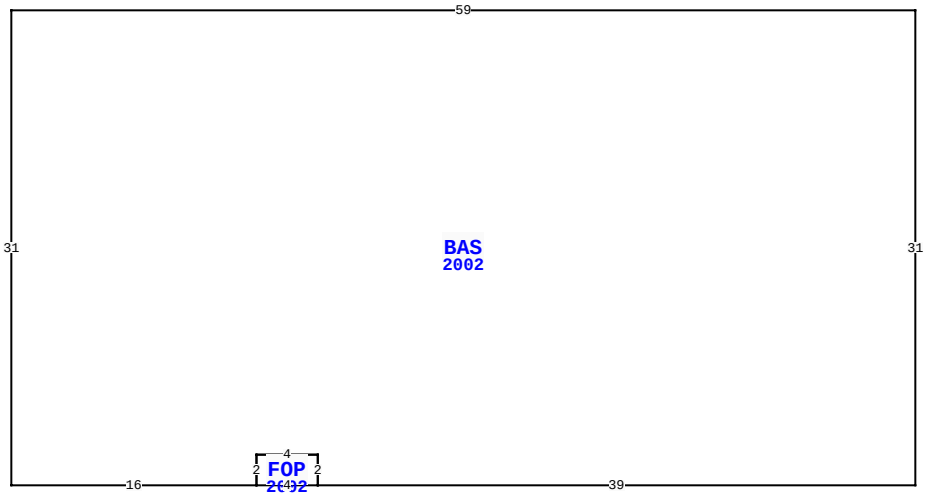
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,821	100	1,821	74,698
FOP	8	30	2	82
TOTALS	1,829		1,823	74,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,823	117.2000	82.04	149,559	2001	2001	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2022 Heated Area: 1821 HX Base Yr 2022



44081 WILLOW LN, 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		74,780
TOTAL MARKET OB/XF VALUE		27,199
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		181,979
SOH/AGL Deduction		47,804
ASSESSED VALUE		134,175
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,175
TOTAL JUST VALUE		181,979
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24404	ADDITION	37,114	02/01/2011
E10143	NEW CONSTR	0	09/01/2002
M6341	H/AC	0	09/01/2002
MH3924	MH MOVE-ON	0	07/01/2002
P5948	NEW CONSTR	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1073/0556	8/06/2002	WD	Q	V		17,000

GRANTOR: HIGGINBOTHAM NORWOOD
GRANTEE: SOMMERS FREDERICK A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W59 S31 E16 FOP=[YR=2002] E4 N2 W4 S2$ N2 E4 S2 E39 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	2002	2002	3	87	3,045	
2	0510	GARAGE WD-	0	100	24	40	960.00	SF	35.00	35.00	100	2011	2011	3	68	22,848	
3	0810	CONCRETE A	0	100	6	36	216.00	SF	6.50	6.50	100	2011	2011	3	93	1,306	

LAND DESCRIPTION

TOTAL OB/XF 27,199

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 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