LOTS 178 & 179 2003 FTWD DWMH
IN OR 1452/1002
SWALLOWFORK ESTATES PHASE 3

RIVERA KAREN
44167 WILLOW LANE
CALLAHAN, FL 32011

2023

06-1N-25-199S-0178-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

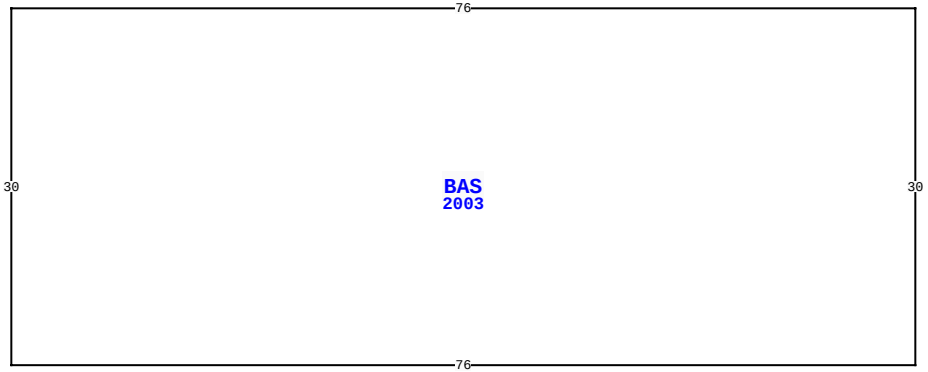
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	101,008
TOTALS	2,280		2,280	101,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	117.2000	82.04	187,051	2003	2003	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2007 Heated Area: 2280 HX Base Yr 2007



44167 WILLOW LN, 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		101,008
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		181,008
SOH/AGL Deduction		95,780
ASSESSED VALUE		85,228
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		35,228
TOTAL JUST VALUE		181,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M6960	H/AC	0	04/01/2003
E11066	NEW CONSTR	0	04/01/2003
MH4075	MH MOVE-ON	0	03/01/2003
P6509	NEW CONSTR	0	03/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1452/1002	10/16/2006	WD	Q	I		125,400
GRANTOR: BRYANT PARTNERSHIP IN						
GRANTEE: RIVERA KAREN						
1429/0245	7/19/2006	WD	U	I	05	89,800
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: BRYANT PARTNERSHIP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W76 S30 E76 N30$.

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	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 03/16/2020 BY KBP Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS