LOTS 180 & 181
SWALLOWFORK ESTATES PHASE 3
PB 5/346

QUARLES MERRY A
44183 WILLOW LN
CALLAHAN, FL 32011

2023

06-1N-25-199S-0180-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	04	Quality Level 04

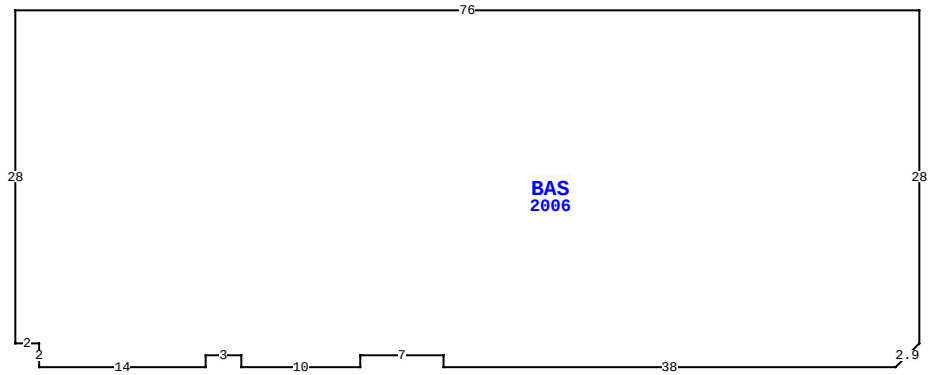
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,264	100	2,264	115,972
TOTALS	2,264		2,264	115,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,264	135.5200	94.86	214,763	2003	2003	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2023 Heated Area: 2264 HX Base Yr 2023



44183 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		115,972
TOTAL MARKET OB/XF VALUE		4,484
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		200,456
SOH/AGL Deduction		0
ASSESSED VALUE		200,456
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		150,456
TOTAL JUST VALUE		200,456
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514254	ELEC OTHER	0	02/01/2005
MH4519	MH MOVE-ON	0	02/01/2005
M0509162	MECH OTHER	0	02/01/2005
P08886	OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/1507	9/04/2022	QC	U	I	11	100
GRANTOR: WHITE MICHAEL ALAN						
GRANTEE: QUARLES MERRY ALYCE						
1279/0883	12/08/2004	WD	Q	V		24,000
GRANTOR: HIGGINBOTHAM NORWOOD						
GRANTEE: WHIET MICHAEL & MER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W76 S28 E2 S2 E14 N1 E3 S1 E10 N1 E7 S1 E38 U2 R2 N28 $.

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	2003	2003	3	88	3,080	
2	0751	UOP	0	0	0	0	180.00	SF	10.00	10.00	100	2014	2014	3	78	1,404	

LAND DESCRIPTION

TOTAL OB/XF 4,484

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