LOT 184
SWALLOWFORK ESTATES PHASE 3
PB 5/346

MATTOX BRANDON M & TABATHA J
44160 WILLOW LANE
CALLAHAN, FL 32011

2023

06-1N-25-199S-0184-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

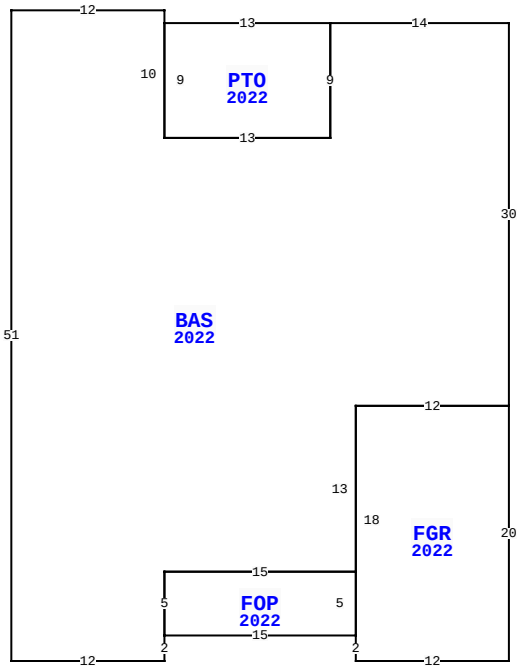
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	162,045
FGR	240	55	132	14,260
FOP	75	30	22	2,377
PTO	117	5	6	648
TOTALS	1,932		1,660	179,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,660	119.7000	108.03	179,330	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1500 HX Base Yr 2023



44160 WILLOW LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		179,330
TOTAL MARKET OB/XF VALUE		1,820
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		221,150
SOH/AGL Deduction		0
ASSESSED VALUE		221,150
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		171,150
TOTAL JUST VALUE		221,150
NCON VALUE		181,150
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		30,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2103356	CO ISSUED	0	03/02/2022
21003356	NEW CONSTR	198,638	03/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2544/1732	3/03/2022	WD	Q	I	01	255,000
GRANTOR: BISHOP DAVID W JR & C						
GRANTEE: MATTOX BRANDON M &						
2385/1564	8/20/2020	WD	Q	V	01	20,000
GRANTOR: THE BLUE GARGOYLE LLC						
GRANTEE: BISHOP DAVID W JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 PTO=[YR=2022] W13 S9 E13 N9$ S9 W13 N10 W12 S51 E12 N2 FOP=[YR=2022] E15 FGR=[YR=2022] S2 E12 N20 W12 S18$ N5 W15 S5$ N5 E15 N13 E12 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
1	0810	CONCRETE A	0	100	0	0	280.00	SF	6.50	6.50	100	2022	2022	3	100	1,820	

LAND DESCRIPTION

TOTAL OB/XF 1,820

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	000100	C	SFR	100	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 05/04/2022 BY HS Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS