PT OF LOT 185 (S-1) & LOT 186
IN OR 1345/167
SWALLOWFORK ESTATES PHASE 3

POPA THOMAS J & PAMELA J
44142 WILLOW LANE
CALLAHAN, FL 32011

2023

06-1N-25-199S-0185-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

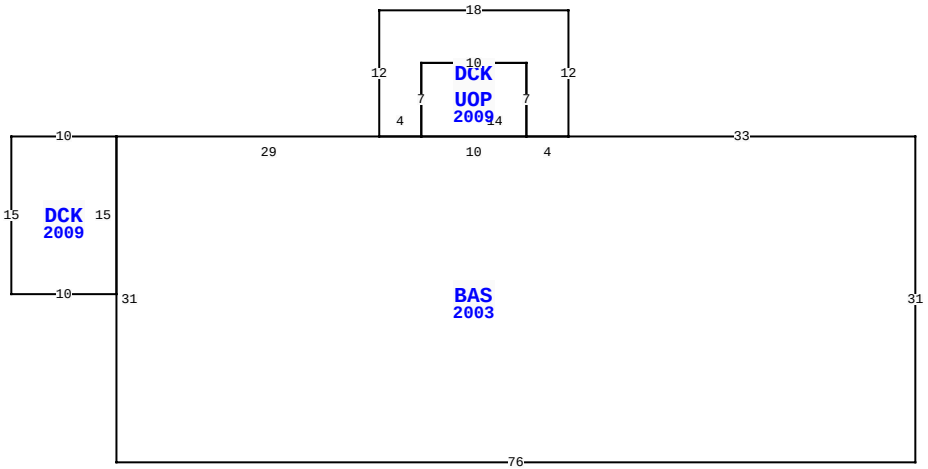
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,426	100	2,426	107,476
DCK	150	15	22	975
DCK	216	15	32	1,418
UOP	70	25	18	798
TOTALS	2,862		2,498	110,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,498	117.2000	82.04	204,936	2003	2003	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2006 Heated Area: 2426 HX Base Yr 2006



44142 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		110,665
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		190,665
SOH/AGL Deduction		99,319
ASSESSED VALUE		91,346
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		41,346
TOTAL JUST VALUE		190,665
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4127	MH MOVE-ON	0	05/01/2003
M7069	H/AC	0	05/01/2003
P6740	NEW CONSTR	0	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1345/0167	8/26/2005	WD	Q	I		139,000
GRANTOR: BUTLER RICHARD E JR						
GRANTEE: POPA THOMAS J & PAM						
1345/0165	8/26/2005	QC	U	I	01	100
GRANTOR: BUTLER MARY MELISSA						
GRANTEE: BUTLER RICHARD E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W33 DCK=[YR=2009] N12 W18 S12 E4 UOP=[YR=2009] N7 E10 S7 W10$ E14$ W4 N7 W10 S7 W29 DCK=[YR=2009] W10 S15 E10 N15$ S31 E76 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

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 08/02/2018 BY KBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS