LOT 194
SWALLOWFORK ESTATES PHASE 3
PB 5/346

HUFFMAN SHAWN D & HAYLA F
44043 RED OAK COURT
CALLAHAN, FL 32011

2023

06-1N-25-199S-0194-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

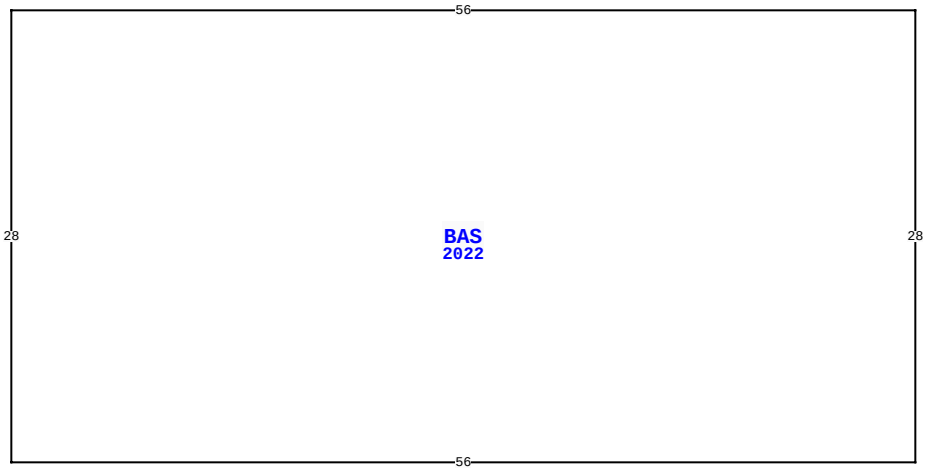
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568	140,081
TOTALS	1,568		1,568	140,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,568	128.9200	90.24	141,496	2022	2022	0	0	0	1.00	99.00

1 M/H 94+ – 0% - 2023 Heated Area: 1568 HX Base Yr



44043 RED OAK CT, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	140,081
TOTAL MARKET OB/XF VALUE	640
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	180,721
SOH/AGL Deduction	0
ASSESSED VALUE	180,721
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	180,721
TOTAL JUST VALUE	180,721
NCON VALUE	140,727
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005197	CO ISSUED	0	04/05/2022
22001768	MH MOVE-ON	0	02/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2556/0311	4/15/2022	WD	Q	I	01	232,000
GRANTOR: MO RED OAK COURT TRUS						
GRANTEE: HUFFMAN SHAWN D & H						
2518/1888	11/30/2021	FJ	U	V	11	100
GRANTOR: WINDSOR SHIRLEY J EST						
GRANTEE: WINDSOR JEFFREY W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W56 S28 E56 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	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2022	2022	3	100	640	

LAND DESCRIPTION

TOTAL OB/XF 640

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	000115	C	SFR ACRES	0	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 06/14/2022 BY TW Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS