LOTS 205 & 206
SWALLOWFORK ESTATES PHASE 3
PB 5/346

STANFORD MEGAN & JEREMY
44188 RED OAK CT
CALLAHAN, FL 32011

2023

06-1N-25-199S-0205-0000

BUILDING CHARACTERISTICS

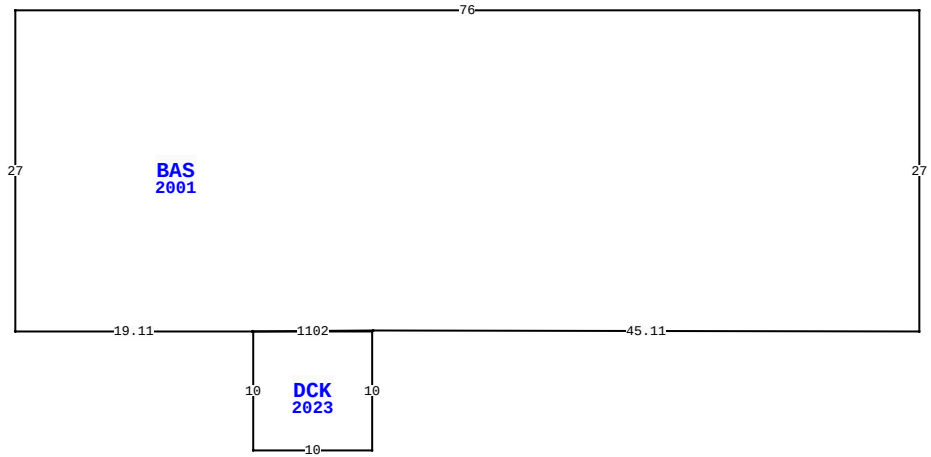
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	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	2,050	100	2,050	105,731
DCK	100	15	15	773
TOTALS	2,150		2,065	106,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,065	122.8000	85.96	177,507	2001	2006	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2017 Heated Area: 2050 HX Base Yr 2017



44188 RED OAK CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		106,504
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		189,514
SOH/AGL Deduction		103,123
ASSESSED VALUE		86,391
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		36,391
TOTAL JUST VALUE		189,514
NCON VALUE		670
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,632

7/23KW: MISC STRGS = NV
BLDG:1:4: 2001/MERIT (2004)
BLDG:1:3: RP: 12843609 & 12843610
BLDG:1:1: DW/MH ID: FLHML3F167024666(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2210457	GARAGE	143,596	12/01/2022
MH4380	MH MOVE-ON	0	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2601/1963	11/04/2022	QC	U	I	11	100
GRANTOR: STANFORD MEGAN MICHEL						
GRANTEE: STANFORD MEGAN & JE						
2067/1511	8/23/2016	SW	U	I	12	55,600
GRANTOR: DEPARTMENT OF HOUSING						
GRANTEE: WHALEN MEGAN MICHEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W76 S27 U0R19.11 U0.1R10.2 D0.1R45.11 N27 $
DCK=[YR=2023;ORIG=-56,27] E10 S10 W10 N10 $
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EXTRA FEATURES

L N	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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 07/21/2023 BY KW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS