LOTS 209 & 210
OR 1098 PG 1279
SWALLOWFORK ESTATES PHASE 3

SUSSAN JOHN PAUL & KATHRYN L
44104 RED OAK COURT
CALLAHAN, FL 32011

2023

06-1N-25-199S-0209-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

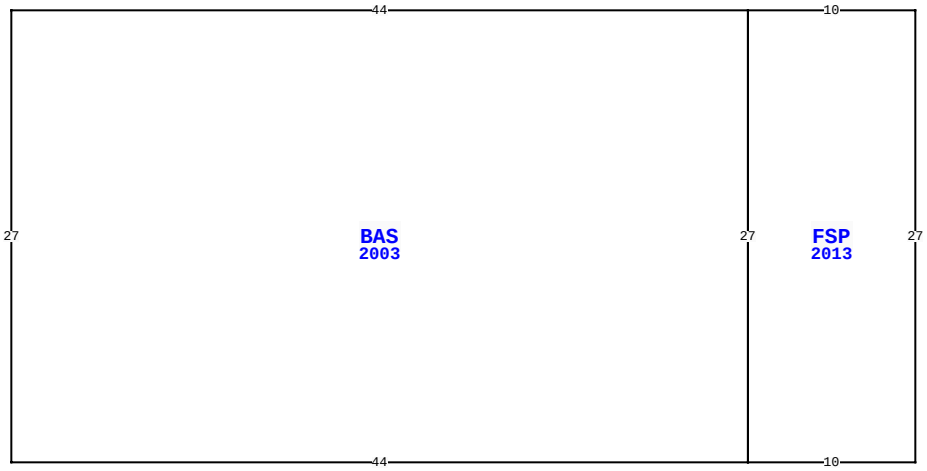
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	63,521
FSP	270	60	162	8,662
TOTALS	1,458		1,350	72,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,350	123.2000	86.24	116,424	2003	2007	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2004 Heated Area: 1188 HX Base Yr 2004



44104 RED OAK CT, 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		72,183
TOTAL MARKET OB/XF VALUE		25,742
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		177,925
SOH/AGL Deduction		91,964
ASSESSED VALUE		85,961
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		35,961
TOTAL JUST VALUE		177,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006691	SWIM POOL	29,888	10/01/2018
E10566	NEW CONSTR	0	12/01/2002
MH4008	MH MOVE-ON	0	12/01/2002
M6605	H/AC	0	12/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1098/1279	12/05/2002	WD	Q	V		30,500
GRANTOR: HENDRICKS DANIEL						
GRANTEE: SUSSAN JOHN P & KAT						
1098/1278	12/05/2002	WD	U	V	10	100
GRANTOR: HIGGINBOTHAM GARY & I						
GRANTEE: HENDRICKS DANIEL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W10 BAS=[YR=2003] W44 S27 E44 N27$ S27 E10 N27$
.

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
3	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	2005	2005	3	27	216	
4	0861	POOL GUNIT	0	100	0	0	297.00	SF	85.00	85.00	100	2020	2020	3	95	23,983	
5	0845	KOOL DECK	0	100	0	0	215.00	SF	7.25	7.25	100	2020	2020	3	99	1,543	

LAND DESCRIPTION

TOTAL OB/XF 25,742

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 03/16/2020 BY KBP Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS