LOTS 220 & 221
PT OR 1987/201 BEING PARCEL 3
SWALLOWFORK ESTATES PHASE 3

LEE FAMILY REVOCABLE TRUST/LEE TROY D TRUSTEE
75122 EDWARDS RD
YULEE, FL 32097

2023

06-1N-25-199S-0220-0000

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	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

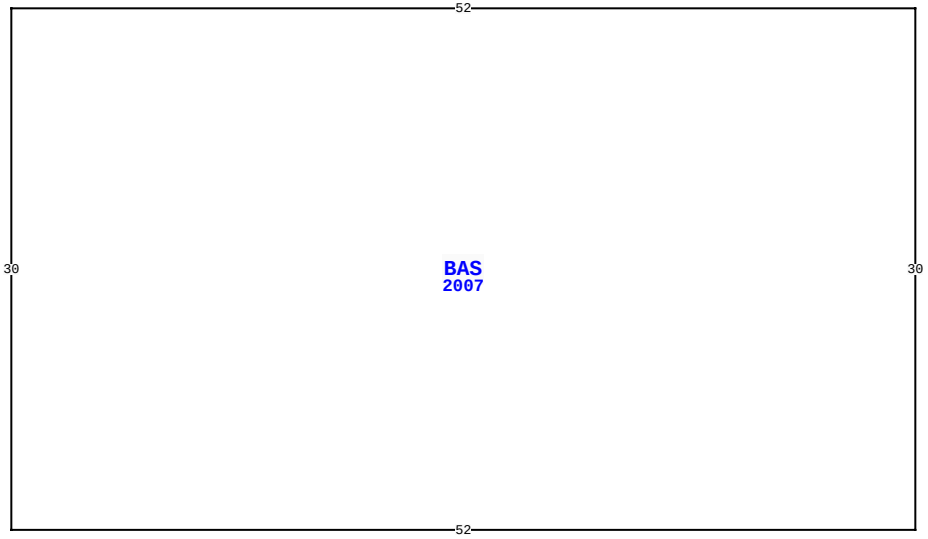
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	76,018
TOTALS	1,560		1,560	76,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	128.9200	90.24	140,774	2003	2003	0	0	0	46.00	54.00

1 M/H 94+ – 0% - 0 Heated Area: 1560 HX Base Yr



44083 LITTLE LIVE OAK 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	76,018
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	156,018
SOH/AGL Deduction	49,525
ASSESSED VALUE	106,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,493
TOTAL JUST VALUE	156,018
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M7137	H/AC	0	06/01/2003
E10999	NEW CONSTR	0	04/01/2003
MH4074	MH MOVE-ON	0	03/01/2003
P6508	NEW CONSTR	0	03/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1987/0201	6/16/2015	WD	U	I	11	100
GRANTOR: LEE TROY D & KATHELEE						
GRANTEE: LEE FAMILY REVOCABL						
1816/1148	8/29/2012	WD	U	I	11	100
GRANTOR: DAVIS KARL M						
GRANTEE: LEE TROY D & KATHEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W52 S30 E52 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

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	0	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 05/04/2020 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS