LOTS 222 & 223
SWALLOWFORK ESTATES PHASE 3
PB 5/346

BAGOCIUS COLEY J & PAULA F &
44490 SWALLOWFORK AVE
CALLAHAN, FL 32011

2023

06-1N-25-199S-0222-0000

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 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

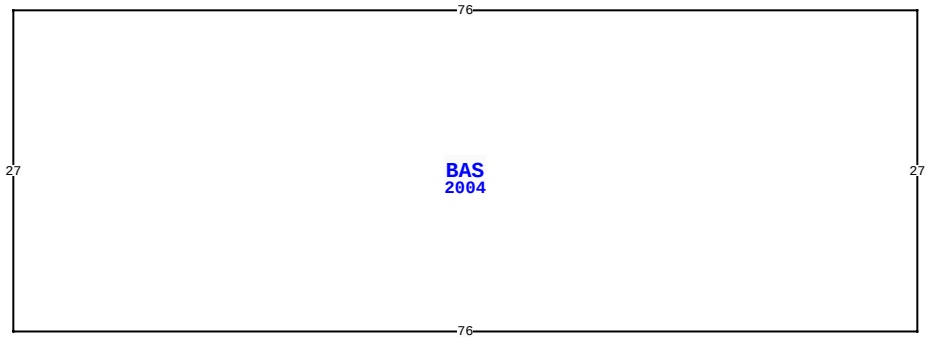
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	91,424
TOTALS	2,052		2,052	91,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	122.4000	85.68	175,815	1997	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2005 Heated Area: 2052 HX Base Yr 2005



44490 SWALLOWFORK AVE, 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		91,424
TOTAL MARKET OB/XF VALUE		9,842
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		181,266
SOH/AGL Deduction		104,490
ASSESSED VALUE		76,776
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		26,776
TOTAL JUST VALUE		181,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4300	MH MOVE-ON	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/0261	2/22/2022	QC	U	I	11	15,300
GRANTOR: TOBECK HELEN P FKA HE						
GRANTEE: BAGOCIUS COLEY J &						
1280/1664	12/14/2004	QC	U	I	01	48,600
GRANTOR: BAGOCIUS HELEN P						
GRANTEE: BAGOCIUS HELEN ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S27 E76 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
1	0510	GARAGE WD-	0	100	20	15	300.00	SF	35.00	35.00	100	2004	2004	3	40	4,200	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	5.00	5.00	100	2004	2004	3	24	480	
3	1242	WD DECK A	0	100	0	0	150.00	SF	10.00	10.00	100	2004	2004	3	24	360	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
5	0810	CONCRETE A	0	100	0	0	312.00	SF	6.50	6.50	100	2016	2016	3	97	1,967	

LAND DESCRIPTION

TOTAL OB/XF 9,842

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 07/26/2022 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS