

BLOCK 2 PT OF LOT 7
IN OR 917/561
R673374 & R673375

WIGGINS JESSICA K
44055 SWALLOWFORK AVE
CALLAHAN, FL 32011

2023

06-1N-25-2920-0002-0072



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 90
Interior Floo	08	SHT VINYL 10
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	8001.00	

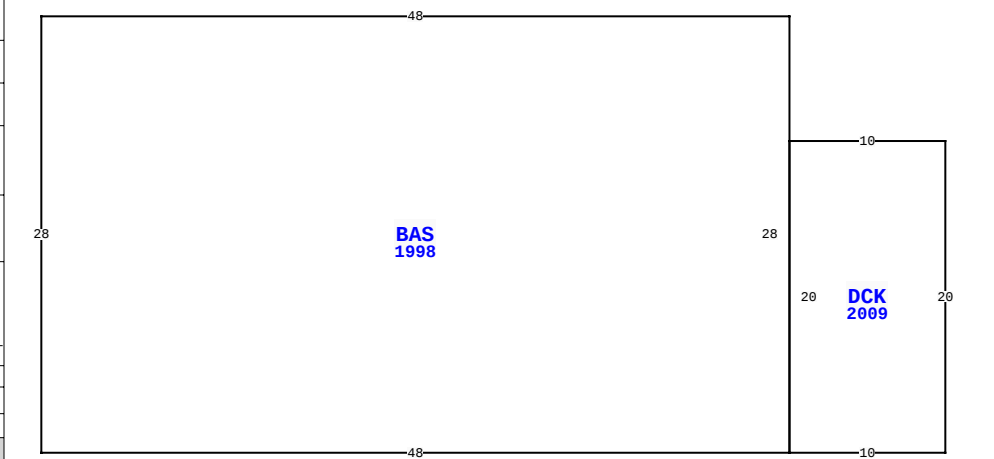
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	60,467
DCK	200	15	30	1,350

TOTALS	1,544	1,374	61,817
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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
2	0511	GARAGE CB-	0 100	30	40	1,200.00	SF	40.00	40.00	100	2000
3	0810	CONCRETE A	0 100	0	0	288.00	SF	6.50	6.50	100	2010

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,374	123.6000	86.52	118,878	1998	2002	0	0	0 48.00	52.00
1 M/H 94+ - 100% - 1999				Heated Area: 1344				HX Base Yr 1999			



44055 SWALLOWFORK AVE, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
40,122											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		61,817	
TOTAL MARKET OB/XF VALUE		40,122	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		141,939	
SOH/AGL Deduction		72,853	
ASSESSED VALUE		69,086	
TOTAL EXEMPTION VALUE		44,086	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		141,939	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		78,761	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006930	GARAGE	30,000	03/01/2000
MH982125	MH MOVE-ON	0	03/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0917/0561	1/28/2000	WD U	I	01		100	
GRANTOR:WIGGINS WM & JESSICA							
GRANTEE:WIGGINS WM & JESSIC							
0828/0701	4/01/1998	WD Q	V			13,500	
GRANTOR:LEE JEFFERY A & ANGEL							
GRANTEE:WIGGINS WM & JESSIC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W48 S28 E48 DCK=[YR=2009] E10 N20 W10 S20\$ N28\$.											