BLOCK 1 LOT 1
SWALLOWFORK ESTATES PB 5/305

FINELLI ADRIANA &/TURNER GAGE
44018 SWALLOWFORK AVENUE
CALLAHAN, FL 32011

2024

06-1N-25-199S-0001-0010

BUILDING CHARACTERISTICS

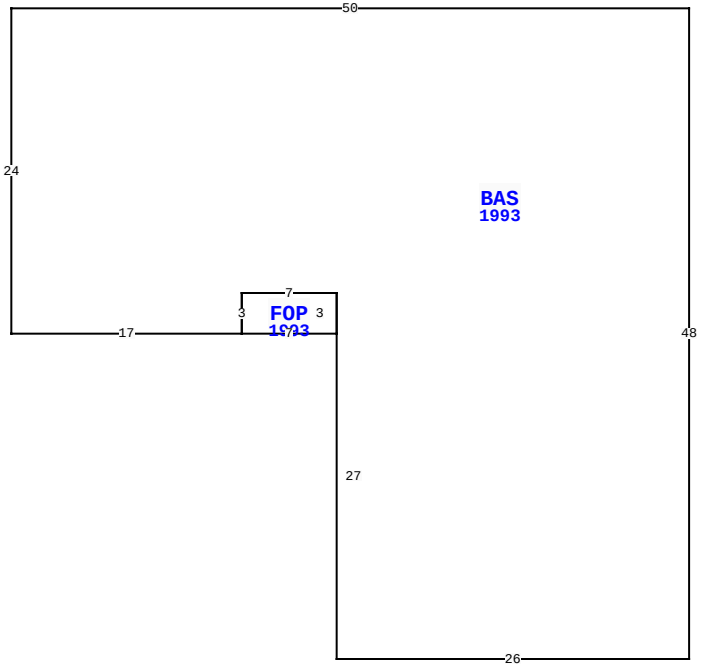
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,803	100	1,803	206,446
FOP	21	30	6	687
TOTALS	1,824		1,809	207,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,809	128.2250	121.81	220,354	1993	2010	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1803 HX Base Yr 2023



44018 SWALLOWFORK AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

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	0812	CONCRETE C	0	100	0	0	2,100.00	SF	4.00	4.00	100	1995	1995	3	70	5,880	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		207,133
TOTAL MARKET OB/XF VALUE		5,880
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		243,013
SOH/AGL Deduction		15,266
ASSESSED VALUE		227,747
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		177,747
TOTAL JUST VALUE		243,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2530/0841	1/12/2022	WD	Q	I	01	275,000
GRANTOR: FIN HOMES LLC						
GRANTEE: FINELLI ADRIANA & G						
2491/1215	8/23/2021	WD	U	I	37	163,000
GRANTOR: ERIKSEN ERIC I ET AL						
GRANTEE: FIN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S24 E17 FOP=[YR=1993] E7 N3 W7 S3 $ N3 E7 S27 E26 N48 $.

LAND DESCRIPTION

TOTAL OB/XF 5,880

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	000100	C	SFR	100	0005	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS