BLOCK 1 LOT 2
IN OR 2326/240
SWALLOWFORK ESTATES PB 5/305

ROYSTER KARA E
44040 SWALLOWFORK AVE
CALLAHAN, FL 32011

2024

06-1N-25-199S-0001-0020

BUILDING CHARACTERISTICS

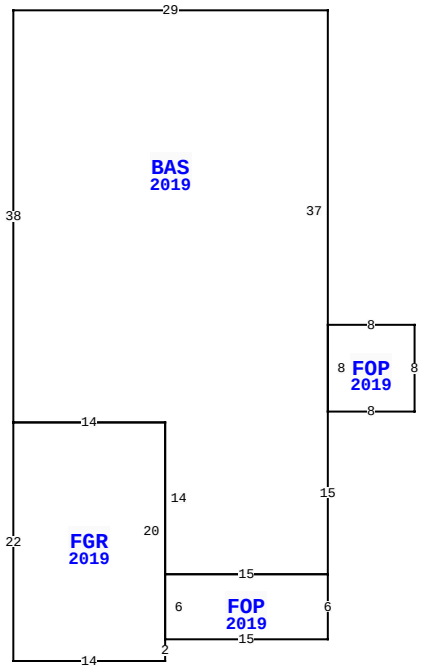
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,312	100	1,312	166,089
FGR	308	55	169	21,394
FOP	64	30	19	2,405
FOP	90	30	27	3,418
TOTALS	1,774		1,527	193,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,527	102.8160	128.52	196,250	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2020 Heated Area: 1312 HX Base Yr 2020



44040 SWALLOWFORK AV, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		193,306
TOTAL MARKET OB/XF VALUE		7,537
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		230,843
SOH/AGL Deduction		67,355
ASSESSED VALUE		163,488
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		113,488
TOTAL JUST VALUE		230,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011942	CO ISSUED	0	12/02/2019
18011942	NEW CONSTR	174,029	12/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2326/0240	12/13/2019	WD	Q	I	01	205,000
GRANTOR: DOCKSIDE SOUTH PROPER						
GRANTEE: ROYSTER KARA E						
2222/1672	9/06/2018	WD	U	V	11	100
GRANTOR: MCKENZIE JAMES TODD						
GRANTEE: DOCKSIDE SOUTH PROP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W29 S38 FGR=[YR=2019] S22 E14 N2 FOP=[YR=2019] E15 N6 W15 S6$ N20 W14$ E14 S14 E15 N15 FOP=[YR=2019] E8 N8 W8 S8$ N37$.

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	0811	CONCRETE B	0	100	0	0	1,479.00	SF	5.20	5.20	100	2019	2019	3	98	7,537	

TOTAL OB/XF 7,537

LAND DESCRIPTION

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 04/10/2024 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS