BLOCK 1 LOT 30
SWALLOWFORK ESTATES PB 5/305

KENNEDY JEREMY & STORMY
44152 SWALLOWFORK AVE
CALLAHAN, FL 32011

2024

06-1N-25-199S-0001-0300

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

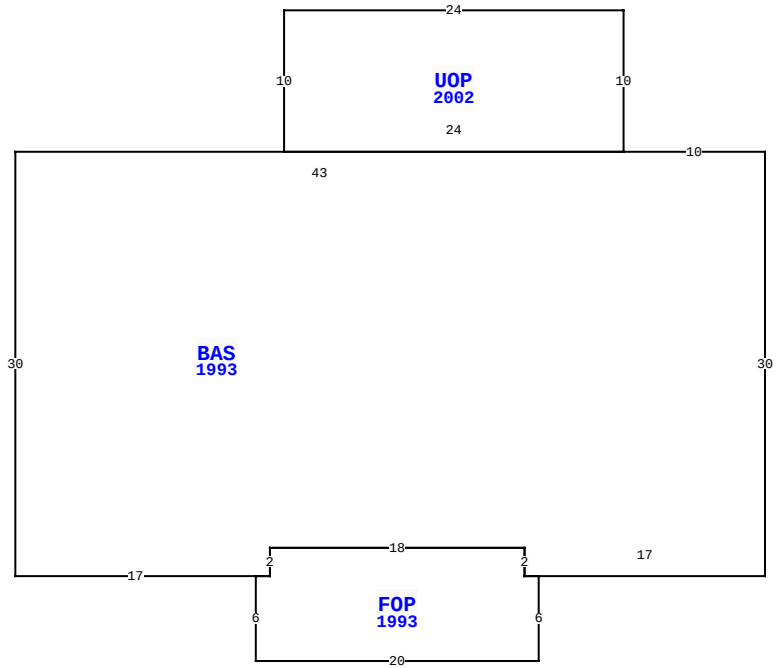
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,554	100	1,554	206,354
FOP	156	30	47	6,241
UOP	240	20	48	6,374
TOTALS	1,950		1,649	218,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,649	112.7100	140.89	232,328	1993	2015	0	0	0	5.75	94.25

1 SNGL FAM – 100% - 2023 Heated Area: 1554 HX Base Yr 2023



44152 SWALLOWFORK AVE, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		218,969
TOTAL MARKET OB/XF VALUE		7,780
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		256,749
SOH/AGL Deduction		555
ASSESSED VALUE		256,194
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		206,194
TOTAL JUST VALUE		256,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010300	REPAIR/RRF	7,000	08/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2493/0357	8/27/2021	WD	Q	I	01	280,000
GRANTOR: FIN HOMES LLC						
GRANTEE: KENNEDY JEREMY & ST						
2466/1122	5/28/2021	WD	Q	I	01	150,000
GRANTOR: REEDER KEVIN D & HEAT						
GRANTEE: FIN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 UOP=[YR=2002] N10 W24 S10 E24$ W43 S30 E17
FOP=[YR=1993] S6 E20 N6 W1 N2 W18 S2 W1$ E1 N2 E18 S2 E17
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
1	0866	POOL FIBER	0	100	24	12	311.00	SF	72.00	72.00	100	2002	2002	3	20	4,478	
2	0845	KOOL DECK	0	100	0	0	402.00	SF	7.25	7.25	100	2002	2002	3	82	2,390	
3	0810	CONCRETE A	0	100	0	0	66.00	SF	6.50	6.50	100	2002	2002	3	82	352	
4	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100	2008	2008	3	35	560	

LAND DESCRIPTION

TOTAL OB/XF 7,780

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		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 11/03/2021 BY KB Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS