

BLOCK 1 LOT 31
IN OR 1303/1957
SWALLOWFORK ESTATES PB 5/305

AVERY CHRISTOPHER H & JESSICA
44166 SWALLOWFORD AVE
CALLAHAN, FL 32011

2024

06-1N-25-199S-0001-0310



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

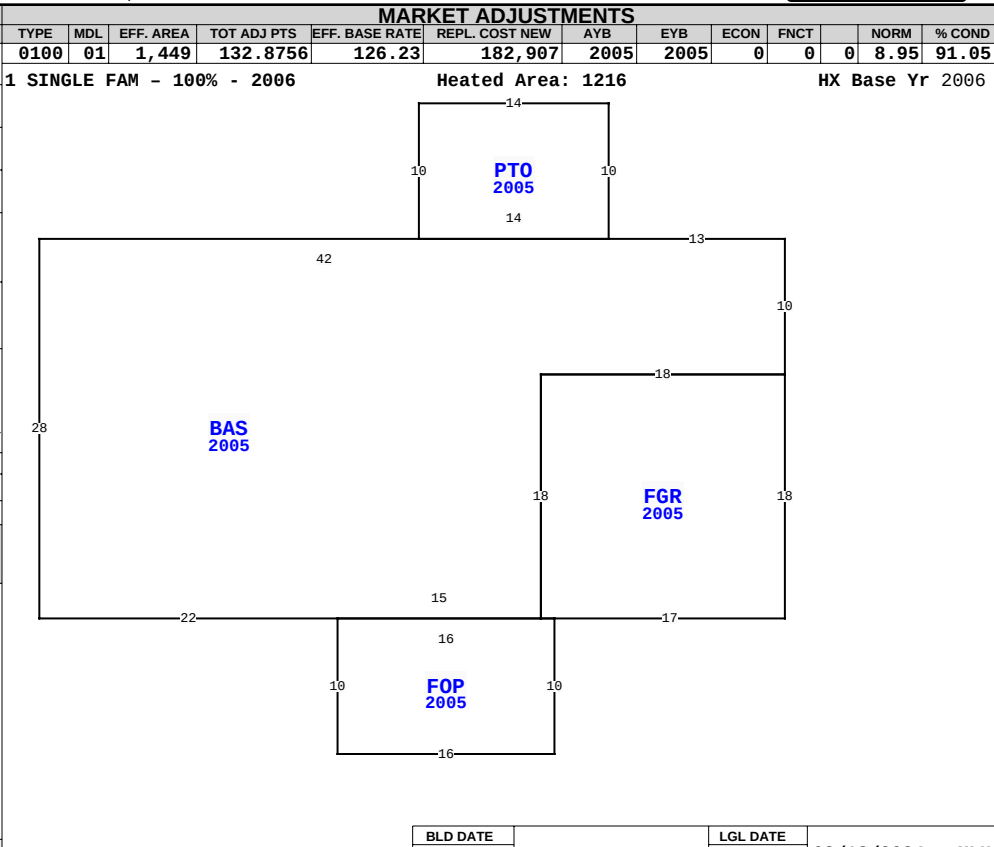
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	139,758
FGR	324	55	178	20,458
FOP	160	30	48	5,517
PTO	140	5	7	805
TOTALS	1,840		1,449	166,537

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0812	CONCRETE C	0	100	0	0			4.00	100	2005	2005	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100	0005	RSF-2	0.00	0.00	1.00	LT		1.00	1.00



44166 SWALLOWFORK AVE, CALLAHAN										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
										03/13/2024		MLU	

NASSAU COUNTY PROPERTY										PAGE 1 of 1				6
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 6				
BUILDING MARKET VALUE										Tax Dist:				
TOTAL MARKET OB/XF VALUE										166,537				
TOTAL LAND VALUE - MARKET										4,500				
TOTAL MARKET VALUE										30,000				
SOH/AGL Deduction										201,037				
ASSESSED VALUE										101,521				
TOTAL EXEMPTION VALUE										HX HB				
BASE TAXABLE VALUE										50,000				
TOTAL JUST VALUE										49,516				
NCON VALUE										201,037				
INCOME VALUE										0				
PREVIOUS YEAR MKT VALUE										203,633				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12629	NEW CONSTR	93,778	04/01/2004
R6028	REPAIR/RRF	1,170	04/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1303/1957	3/23/2005	WD	Q	I		112,600	
GRANTOR:MEDSKER TEDDY P							
GRANTEE:AVERY CHRISTOPHER &							
1090/0121	10/25/2002	WD	U	V	19	100	
GRANTOR:HIGGINBOTHAM NORWOOD							
GRANTEE:MEDSKER TEDDY P							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2005] W13 PTO=[YR=2005] N10 W14 S10 E14 \$ W42 S28 E22 FOP=[YR=2005] S10 E16 N10 FGR=[YR=2005] E17 N18 W18 S18 E1 \$ W16 \$ E15 N18 E18 N10 \$.													