

LOT 51
SWALLOWFORK ESTATES PHASE 2
PB 5/345

DANIEL JEREMIAH F & DANA K
44451 SWALLOWFORK AVE
CALLAHAN, FL 32011

2024

06-1N-25-199S-0051-0000



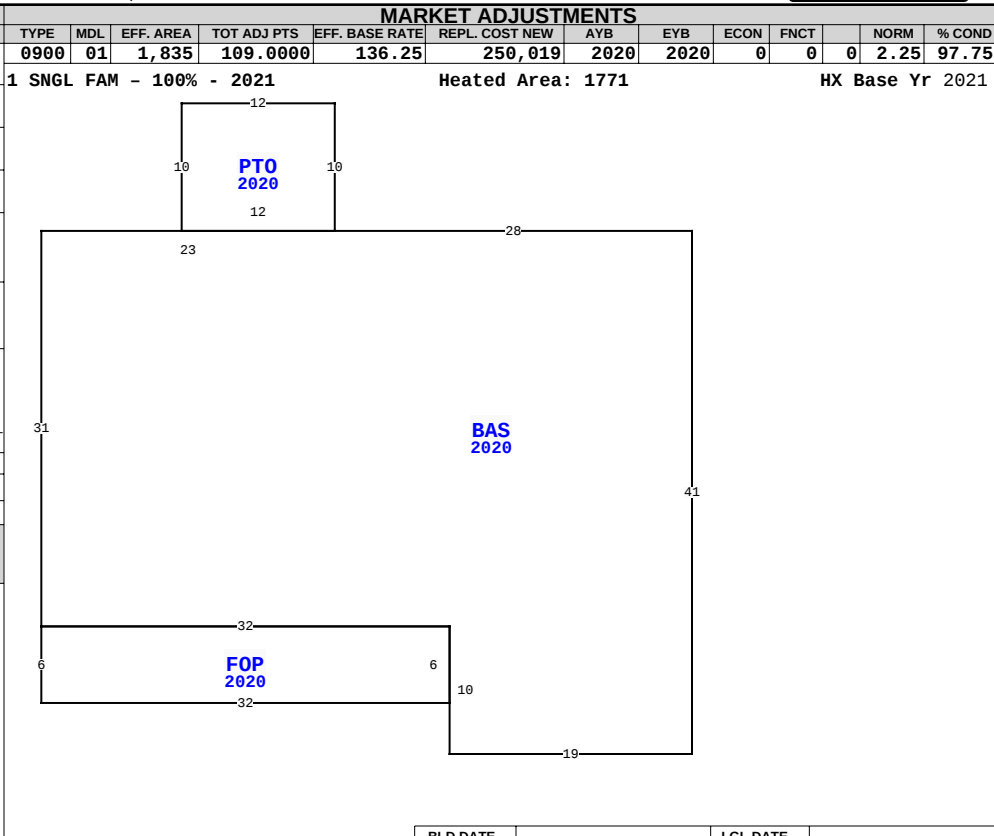
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	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	1,771	100	1,771	235,870
FOP	192	30	58	7,725
PTO	120	5	6	800
TOTALS	2,083		1,835	244,394

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	% COND
1	0810	CONCRETE A	0 100	0	0	415.00	SF	6.50	6.50	100	2020	2020	3	99

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



44451 SWALLOWFORK AV, CALLAHAN	BLD DATE		LGL DATE	03/13/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		244,394	
TOTAL MARKET OB/XF VALUE		2,671	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		277,065	
SOH/AGL Deduction		63,949	
ASSESSED VALUE		213,116	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		163,116	
TOTAL JUST VALUE		277,065	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		276,630	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002453	CO ISSUED	0	08/21/2020
20002453	NEW CONSTR	205,837	03/18/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2392/0482	9/15/2020	WD	Q	I	01	215,000
GRANTOR: BISHOP DAVID W JR & C						
GRANTEE: DANIEL JEREMIAH F &						
2325/1665	12/13/2019	WD	Q	V	05	83,000
GRANTOR: B.A.M.S. PROPERTIES L						
GRANTEE: BISHOP DAVID W JR &						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2020] W28 PT0=[YR=2020] N10 W12 S10 E12\$ W23 S31														
FOP=[YR=2020] S6 E32 N6 W32\$ E32 S10 E19 N41\$.														