LOT 83
SWALLOWFORK ESTATE PHASE 4
PB 5/347

GUINN RAY ELIJAH JR & CRYSTAL R
44394 CAULKINS DR
CALLAHAN, FL 32011

2024

06-1N-25-199S-0083-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
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
Quality	05	Quality Level 05

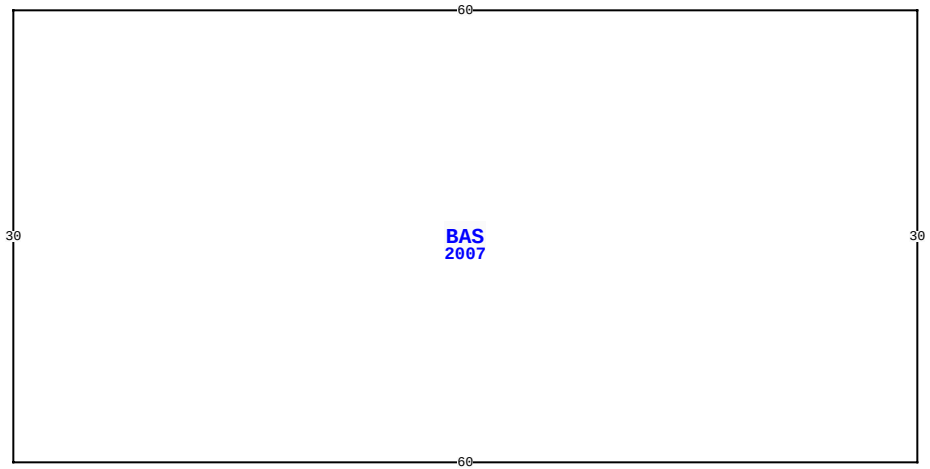
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	102,527
TOTALS	1,800		1,800	102,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	140.6400	105.48	189,864	2003	2008	8	0	0	38.00	54.00

1 M/H 94+ – 100% - 2021 Heated Area: 1800 HX Base Yr 2021



44394 CAULKINS DR, 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		102,527
TOTAL MARKET OB/XF VALUE		14,854
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		147,381
SOH/AGL Deduction		24,979
ASSESSED VALUE		122,402
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,402
TOTAL JUST VALUE		147,381
NCON VALUE		10,819
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,398

POLE SHED ATTACHED TO BACK OF DW/MH
BLDG:1:5: KB 8/12/20 ADJ EYB DUE TO NEW ROOF
BLDG:1:4: 2003 HMMT DWMH (2008)
BLDG:1:2: RP# 12431207 & 12431206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001411	REPAIR/RRF	6,720	02/14/2020
MH4450	MH MOVE-ON	0	08/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2351/0988	3/02/2020	WD	Q	I	02	138,000
GRANTOR: ABBOTT KATRINA M						
GRANTEE: GUINN RAY ELIJAH JR						
1949/0458	11/25/2014	TD	Q	I	01	72,500
GRANTOR: FLORIDA LAND TRUST ET						
GRANTEE: ABBOTT KATRINA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W60 S30 E60 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	1242	WD DECK A	0	100	20	9	180.00	SF	10.00	10.00	100	2012	2012	3	55	990	
3	0680	POLE SHED	1	100	46	24	1,104.00	SF	10.00	10.00	100	2024	2022		98	10,819	

LAND DESCRIPTION

TOTAL OB/XF 14,854

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	000102	C	SFR/MH	100	0005	RM	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