LOTS 93 & 94
SWALLOWFORK ESTATE PHASE 4
PB 5/347

HAGA JACOB H/CLEMONS ALYSSA
44027 CAMPBELL COURT
CALLAHAN, FL 32011

2024

06-1N-25-199S-0093-0000

BUILDING CHARACTERISTICS

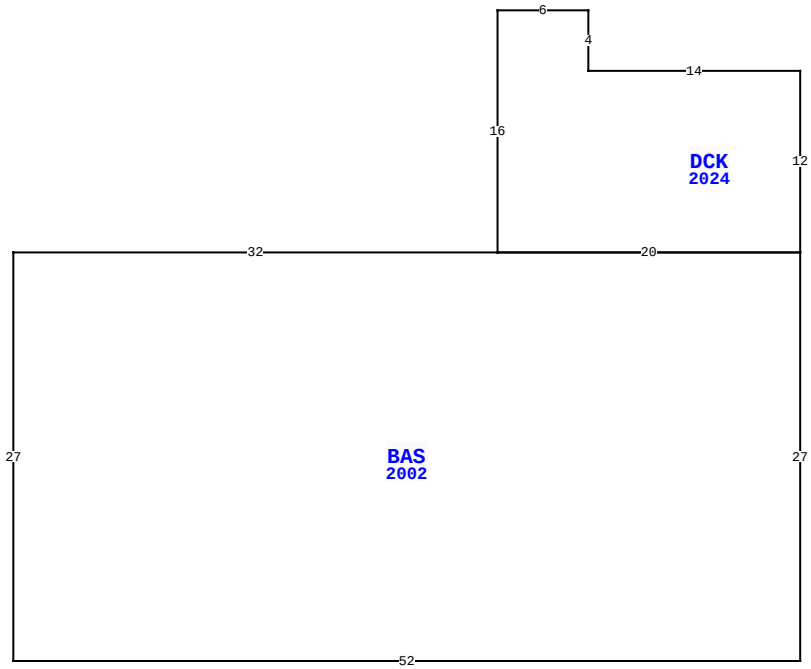
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	03	. 100
Quality	06	Quality Level 06
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	1,404	100	1,404	124,769
DCK	264	15	40	3,554
TOTALS	1,668		1,444	128,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,444	120.9000	90.68	130,942	2002	2021	0	0	0	2.00	98.00

1 M/H 94+ – 0% - 2024 Heated Area: 1404 HX Base Yr



44027 CAMPBELL CT, 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	128,323
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	188,323
SOH/AGL Deduction	0
ASSESSED VALUE	188,323
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,323
TOTAL JUST VALUE	188,323
NCON VALUE	49,979
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,124

EYB ADJSTD FOR EXTENSIVE REMODEL + METAL ROOF: 10/
BLDG:1:4: 2002 OAKS (2003)
BLDG:1:3: RP: 12109748 &12109747
BLDG:1:1: DW/MH/ID G2620214P(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P015082	NEW CONSTR	0	12/01/2001
5436	H/AC	0	11/01/2001
MH3656	MH MOVE-ON	0	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2655/1662	7/18/2023	WD	Q	I	01	262,000
GRANTOR: ALOHOMORA LLC						
GRANTEE: HAGA JACOB H						
2621/0775	2/24/2023	WD	U	I	37	115,000
GRANTOR: CARLTON BELINDA K						
GRANTEE: ALOHOMORA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W20 W32 S27 E52 N27 $
DCK=[YR=2024;ORIG=-20,-16] S16 E20 N12 W14 N4 W6 $
.

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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0005	RM	0.00	0.00	2.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS