LOTS 101 & 102 2002 NOBI DWMH
IN OR 1029/398
SWALLOWFORK ESTATE PHASE 4

PEACOCK RONALD J
44022 CAMPBELL COURT
CALLAHAN, FL 32011

2024

06-1N-25-199S-0101-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	03	Quality Level 03

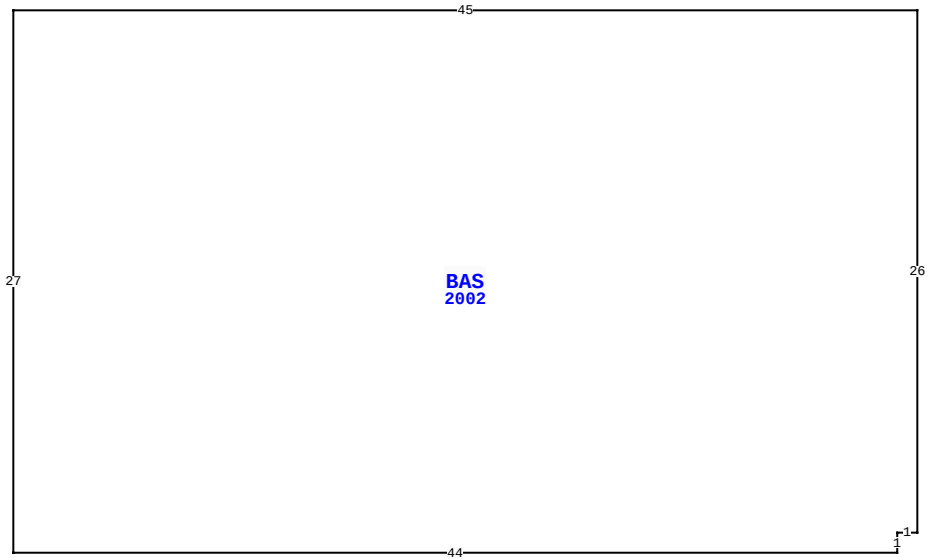
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,214	100	1,214	53,356
TOTALS	1,214		1,214	53,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,214	117.2000	87.90	106,711	2002	2002	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2003 Heated Area: 1214 HX Base Yr 2003



44022 CAMPBELL CT, 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		53,356
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		113,356
SOH/AGL Deduction		58,438
ASSESSED VALUE		54,918
TOTAL EXEMPTION VALUE	HX HB	29,918
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		113,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8741	NEW CONSTR	0	11/01/2001
5478	H/AC	0	11/01/2001
MH013611	MH MOVE-ON	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1029/0398	1/04/2002	WD	U	V	07	100
GRANTOR: HIGGINBOTHAM NORWOOD						
GRANTEE: PEACOCK RONALD J						
1020/0691	11/20/2001	WD	Q	V		16,500
GRANTOR: HIGGINBOTHAM NORWOOD						
GRANTEE: PEACOCK RONALD J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W45 S27 E44 N1 E1 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	2.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 03/16/2020 BY KBP Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS