LOTS 103 & 104 1996 SKYLINE
IN OR 950/1047
SWALLOWFORK ESTATES PHASE 5

SCHAEDEL EDWARD JR & MARGARET
44881 SWALLOWFORK AVENUE
CALLAHAN, FL 32011

2024

06-1N-25-199S-0103-0000

BUILDING CHARACTERISTICS

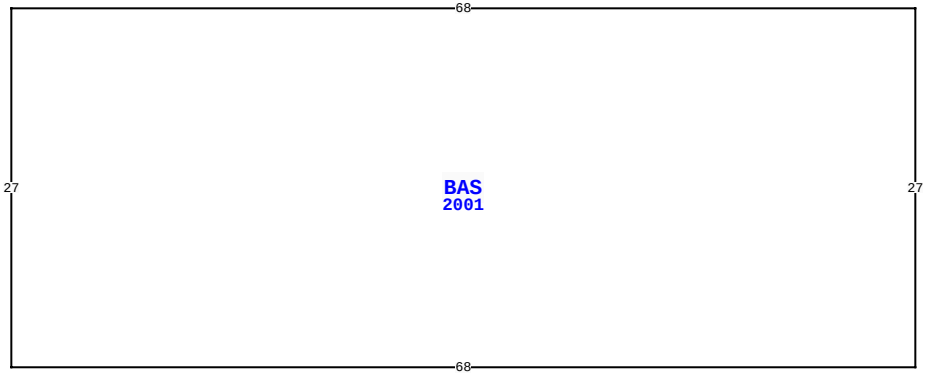
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	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	1,836	100	1,836	56,484
TOTALS	1,836		1,836	56,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,836	117.2000	87.90	161,384	1996	1996	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2002 Heated Area: 1836 HX Base Yr 2002



44881 SWALLOWFORK AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	79	1,580	
2	0810	CONCRETE A	0	100	0	0	140.00	SF	6.50	6.50	100	1996	1996	3	72	655	
3	1242	WD DECK A	0	100	14	12	168.00	SF	10.00	10.00	100	1996	1996	3	20	336	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		56,484
TOTAL MARKET OB/XF VALUE		2,571
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		119,055
SOH/AGL Deduction		53,813
ASSESSED VALUE		65,242
TOTAL EXEMPTION VALUE	HX HB	40,242
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		119,055
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428618	REMODEL	0	03/01/2014
MH013404	MH MOVE-ON	0	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0950/1047	9/21/2000	WD	U	V	09	13,500

GRANTOR: HIGGINBOTHAM NORWOOD

GRANTEE: SCHAEDEL EDWARD JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W68 S27 E68 N27$.

LAND DESCRIPTION

TOTAL OB/XF 2,571

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 05/10/2024 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS