LOTS 107 & 108
SWALLOWFORK ESTATES PHASE 5
PB 5/348

WILLIAMS CHRISTIAN JAMES & AUTUMN STORM
44965 SWALLOWFORK AVENUE
CALLAHAN, FL 32011

2024

06-1N-25-199S-0107-0000

BUILDING CHARACTERISTICS

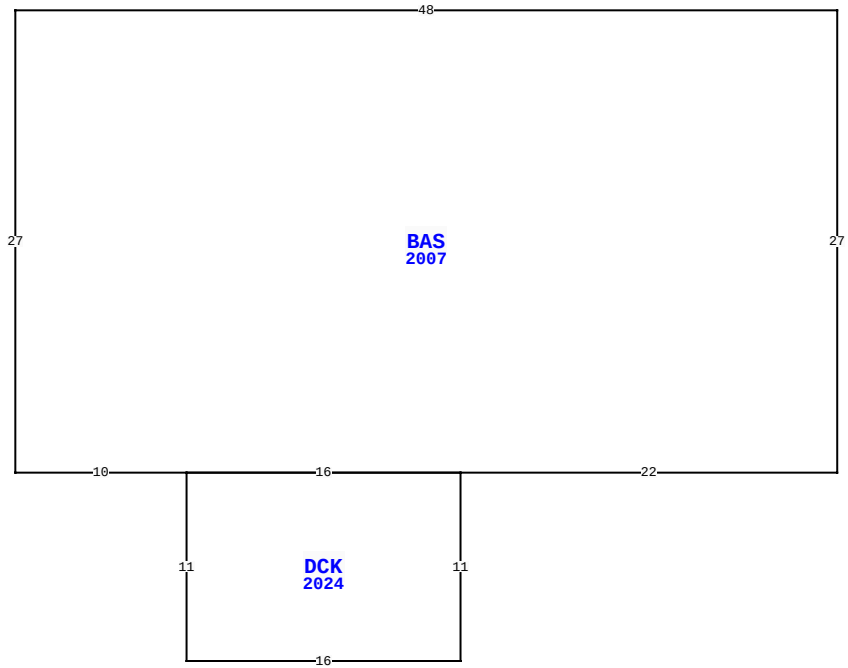
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,296	100	1,296	114,960
DCK	176	15	26	2,306
TOTALS	1,472		1,322	117,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,322	147.8400	110.88	146,583	2005	2015	0	0	0	20.00	80.00

1 M/H 94+ – 0% - 2024 Heated Area: 1296 HX Base Yr



44965 SWALLOWFORK AVE, CALLAHAN

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

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	117,266
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	177,266
SOH/AGL Deduction	0
ASSESSED VALUE	177,266
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,266
TOTAL JUST VALUE	177,266
NCON VALUE	38,231
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,785

BLDG:1:2: RP# 12431881 & 12431882

BLDG:1:1: DW MH ID# GAFL434(A/B)77161F221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4454	MH MOVE-ON	0	08/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2684/349	12/08/2023	WD	Q	I	01	235,000
GRANTOR: ALOHOMORA LLC						
GRANTEE: WILLIAMS CHRISTIAN						
2668/676	9/11/2023	WD	Q	I	01	135,000
GRANTOR: ANDERSON ROBYN H						
GRANTEE: ALOHOMORA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W48 S27 E10 E16 E22 N27 $
DCK=[YR=2024;ORIG=-38,27] E16 S11 W16 N11 $
.

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 11/20/2023 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS