LOT 117
SWALLOWFORK ESTATES PHASE 5
PB 5/348

BEVI CENTURES LLC
500 CENTRE ST
FERNANDINA BEACH, FL 32034

2024

06-1N-25-199S-0117-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

44061 MAYHAW LN, 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	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	36,000
SOH/AGL Deduction	0
ASSESSED VALUE	36,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,000
TOTAL JUST VALUE	36,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,000

SEPTIC IS ON LOT 117 + THE (DEMO'D) 1986 DW/MH AND
PRCL:0:3: 1/2023KW: ALSO SEE LOT 118 @ 44079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH240007398	28X56 DWMH 2024 C	0	06/21/2024
MH3780	MH MOVE-ON	0	03/01/2002
P5461	NEW CONSTR	0	03/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2668/1574	9/21/2023	WD	Q	I	05	60,000
GRANTOR: SLUDER RALPH L JR & L						
GRANTEE: BEVI CENTURES LLC						
1144/1691	6/12/2003	WD	Q	I		65,000
GRANTOR: HIGGINBOTHAM NORWOOD						
GRANTEE: SLUDER RALPH JR & L						

BUILDING NOTES

BUILDING DIMENSIONS

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2003		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	000001	C	V RS W/XFOB	0	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 01/22/2024 BY KWX Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS