LOTS 130 & 131
IN OR 1678/1245
SWALLOWFORK ESTATES PHASE 5

FOUT LANCE E & ANGELINA M
44160 MAYHAW LANE
CALLAHAN, FL 32011

2024

06-1N-25-199S-0130-0000

NASSAU COUNTY PROPERTY

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

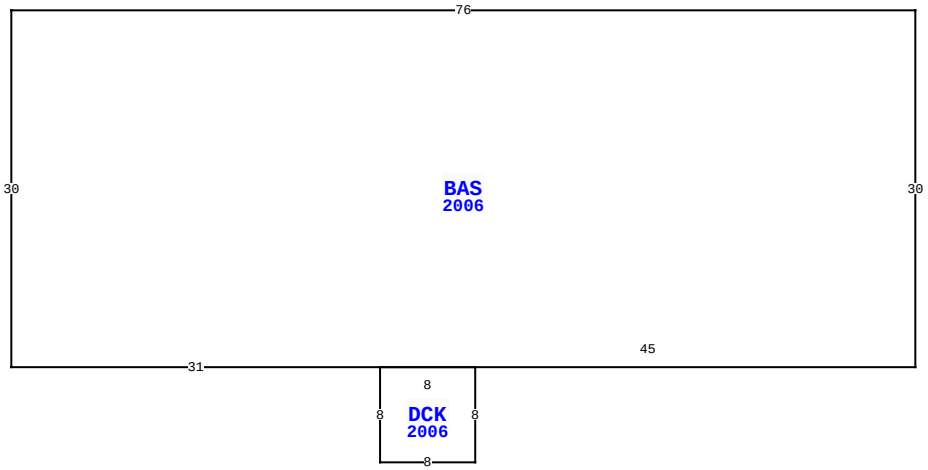
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	179,576
DCK	64	10	6	473
TOTALS	2,344		2,286	180,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,286	107.0160	85.61	195,704	2006	2006	0	0	0	8.00	92.00

1 SFR MODULR – 100% - 2011 Heated Area: 2280 HX Base Yr 2011



44160 MAYHAW LN, CALLAHAN

BLD DATE	05/23/2007 DJ	LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		180,048
TOTAL MARKET OB/XF VALUE		434
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		240,482
SOH/AGL Deduction		127,191
ASSESSED VALUE		113,291
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		63,291
TOTAL JUST VALUE		240,482
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18150	ELEC OTHER	0	10/01/2006
M12114	MECH OTHER	0	10/01/2006
P11638	OTHER	0	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1678/1245	5/17/2010	WD	U	I	12	66,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: FOUT LANCE E & ANGE						
1634/0061	6/19/2009	WD	U	I	12	100
GRANTOR: BAC HOME LOANS SERVIC						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W76 S30 E31 DCK=[YR=2006] S8 E8 N8 W8$ E45 N30$.

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	0940	SHEDS/PORT	0	100	10	8	80.00	SF	20.10	20.10	100	2006	2006	3	27	434	

LAND DESCRIPTION

TOTAL OB/XF 434

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 07/26/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS