

LOTS 136 & 137
IN OR 2306/201
SWALLOWFORK ESTATES PHASE 5

DIXON JOHN W & JENNY L
44072 MAYHAW LANE
CALLAHAN, FL 32011

2024

06-1N-25-199S-0136-0000



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 90		
Interior Floo	08	SHT VINYL 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories		0 0 100		
Units		0 100		
Quality	05	Quality Level 05		
DOR CODE		0200MOBILE 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	1,188	100	1,188	82,987
BAS	378	100	378	26,405
UOP	42	25	10	698
TOTALS	1,608		1,576	110,091

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		% COND
0800	02	1,576	141.1200	105.84	166,804	2001	2010	0	0	0	34.00
1 M/H 94+ - 100% - 2020						Heated Area: 1566		HX Base Yr 2020			
The diagram illustrates the layout of three building footprints. At the top is a rectangular footprint labeled 'BAS 2008' with dimensions 20 (width) and 14 (height). Below and to the right of this is a smaller rectangular footprint labeled 'UOP 2008' with dimensions 6 (width) and 7 (height). Below the 'BAS 2008' footprint is a large rectangular footprint labeled 'BAS 2001' with dimensions 33 (width) and 27 (height). The overall dimensions of the combined area are 44 (width) and 27 (height). Various dimension lines with numerical values (20, 14, 21, 14, 6, 7, 33, 27, 44, 11) are shown around the footprints to indicate their sizes and positions.											
						BLD DATE		LGL DATE		03/13/2024 MLU	
						XF DATE		LAND DATE			
						INC DATE		AG DATE			

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6			Tax Dist:				
BUILDING MARKET VALUE			110,091				
TOTAL MARKET OB/XF VALUE			882				
TOTAL LAND VALUE - MARKET			60,000				
TOTAL MARKET VALUE			170,973				
SOH/AGL Deduction			44,036				
ASSESSED VALUE			126,937				
TOTAL EXEMPTION VALUE			HX HB		50,000		
BASE TAXABLE VALUE			76,937				
TOTAL JUST VALUE			170,973				
NCON VALUE			0				
INCOME VALUE							
PREVIOUS YEAR MKT VALUE			186,784				