LOT 141
SWALLOWFORK ESTATES PHASE 5
PB 5/348

CARAMBOT JULIO/MEDINA MARIA
44996 SWALLOWFORK AVE
CALLAHAN, FL 32011

2024

06-1N-25-199S-0141-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 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	06	Quality Level 06

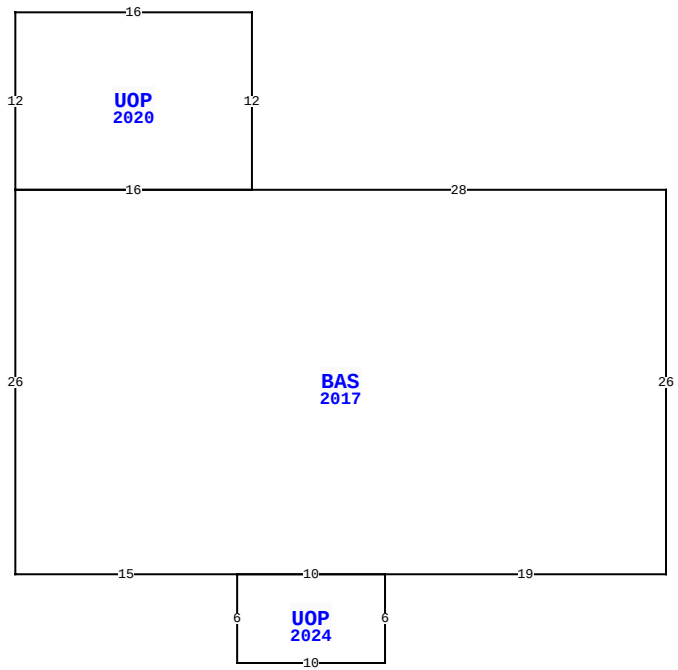
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1,144	134,232
UOP	192	25	48	5,632
UOP	60	25	15	1,760
TOTALS	1,396		1,207	141,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,207	159.6400	119.73	144,514	2017	2021	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2024 Heated Area: 1144 HX Base Yr 2024



44996 SWALLOWFORK AV, 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		141,624
TOTAL MARKET OB/XF VALUE		1,931
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		173,555
SOH/AGL Deduction		0
ASSESSED VALUE		173,555
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		123,555
TOTAL JUST VALUE		173,555
NCON VALUE		22,586
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003323	ADD 400 SQFT META	25,676	03/22/2024
17004100	CO ISSUED	0	05/09/2017
17001929	MH MOVE-ON	0	04/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2665/1497	8/30/2023	WD	Q	I	01	245,000
GRANTOR: JENSEN MISTY COOLEY F						
GRANTEE: CARAMBOT JULIO						
2481/0932	6/28/2021	WD	Q	I	01	171,000
GRANTOR: PROPSPER DEBORAH & DA						
GRANTEE: COOLEY MISTY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W28 W16 S26 E15 E10 E19 N26 $
UOP=[YR=2020;ORIG=-28,0] N12 W16 S12 E16 $
UOP=[YR=2024;ORIG=-29,26] E10 S6 W10 N6 $
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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	0810	CONCRETE A	0	100	20	15	300.00	SF	6.50	6.50	100	2020	2020	3	99	1,931	

LAND DESCRIPTION

TOTAL OB/XF 1,931

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	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 04/23/2024 BY TW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS