LOT 142
IN OR 1779/1881
SWALLOWFORK ESTATES PHASE 5

WALLACE SHERRI L
44988 SWALLOWFORK AV
CALLAHAN, FL 32011

2024

06-1N-25-199S-0142-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

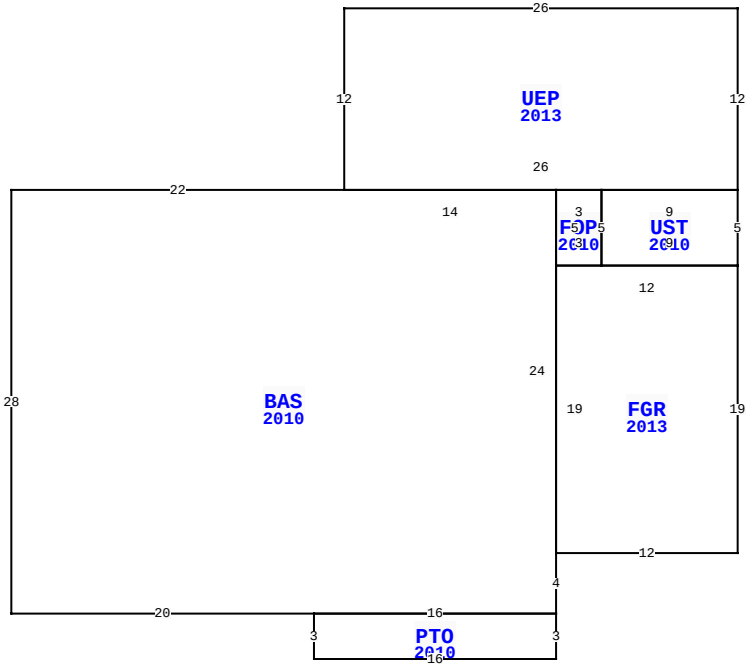
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,008	100	1,008	119,501
FGR	228	55	125	14,819
FOP	15	30	4	474
PTO	48	5	2	237
UEP	312	60	187	22,169
UST	45	45	20	2,371
TOTALS	1,656		1,346	159,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,346	132.7560	126.12	169,758	2010	2010	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2013 Heated Area: 1008 HX Base Yr 2013



44988 SWALLOWFORK AVE, CALLAHAN

BLD DATE	03/03/2023 NW	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		159,573
TOTAL MARKET OB/XF VALUE		1,224
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		190,797
SOH/AGL Deduction		90,928
ASSESSED VALUE		99,869
TOTAL EXEMPTION VALUE	HX HB WX DX	60,000
BASE TAXABLE VALUE		39,869
TOTAL JUST VALUE		190,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327411	ADDITION	6,337	07/01/2013
C22848	CO ISSUED	0	02/17/2010
E22218	ELEC OTHER	0	11/01/2009
M0914874	H/AC	0	10/01/2009
P13925	OTHER	0	09/01/2009
R12075	REPAIR/RRF	2,500	09/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1779/1881	2/21/2012	WD	Q	I	02	108,000
GRANTOR: BRYANT BUDDY JR						
GRANTEE: WALLACE SHERRI L						
1586/0898	9/23/2008	TD	U	V	11	4,000
GRANTOR: TAX COLLECTOR						
GRANTEE: BRYANT BUDDY JR						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2013] N12 W26 S12 BAS=[YR=2010] W22 S28E20
PTO=[YR=2010] S3 E16 N3 W16$ E16N4 FGR=[YR=2013] E12 N19
UST=[YR=2010] N5 W9 FOP=[YR=2010] W3 S5 E3 N5$ S5 E9$W12 S19$
N24 W14$ E26$.

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	0	0	207.00	SF	6.50	6.50	100	2010	2010	3	91	1,224	

LAND DESCRIPTION

TOTAL OB/XF 1,224

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	000100	C	SFR	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 04/10/2024 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS