LOTS 143 & 144
SWALLOWFORK ESTATES PHASE 5
PB 5/348

BURCH ALMARIE D
44952 SWALLOWFORK AVE
CALLAHAN, FL 32011

2024

06-1N-25-199S-0143-0000

BUILDING CHARACTERISTICS

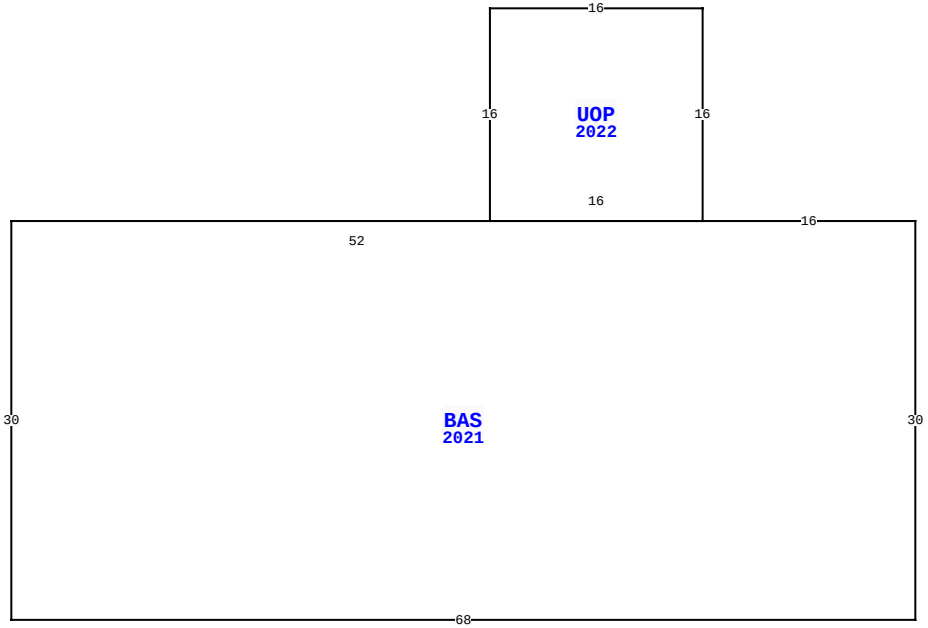
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	2,040	100	2,040	209,796
UOP	256	25	64	6,582
TOTALS	2,296		2,104	216,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,104	139.9200	104.94	220,794	2021	2021	0	0	0	2.00	98.00

1 M/H 94+ – 0% - 0 Heated Area: 2040 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

SWALLOWFORK AVE, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	216,378
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	276,378
SOH/AGL Deduction	58,661
ASSESSED VALUE	217,717
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,717
TOTAL JUST VALUE	276,378
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009200	CO ISSUED	0	10/04/2021
21009200	MH MOVE-ON	0	07/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2469/0969	5/26/2021	WD	U	V	11	100
GRANTOR: BURCH KENDAL E						
GRANTEE: BURCH ALMARIE D						
1412/1599	5/17/2006	WD	Q	I		128,000
GRANTOR: ARMSTRONG CHRISTOPHER						
GRANTEE: BURCH KENDAL E & AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 UOP=[YR=2022] N16 W16 S16 E16$ W52 S30 E68 N30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	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 11/03/2021 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS