LOTS 145 & 146
SWALLOWFORK ESTATES PHASE 5
PB 5/348

BURCH KENDAL E & ALMARIE D
44952 SWALLOWFORK AVE
CALLAHAN, FL 32011

2024

06-1N-25-199S-0145-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

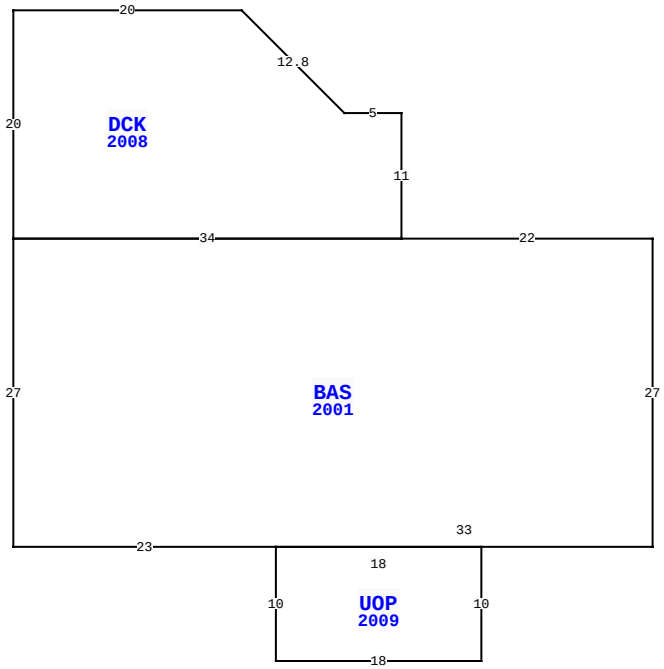
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,512	100	1,512	76,553
DCK	595	15	89	4,506
UOP	180	25	45	2,279
TOTALS	2,287		1,646	83,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,646	140.6400	105.48	173,620	2001	2001	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2007 Heated Area: 1512 HX Base Yr 2007



44952 SWALLOWFORK AVE, 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		83,338
TOTAL MARKET OB/XF VALUE		737
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		144,075
SOH/AGL Deduction		69,737
ASSESSED VALUE		74,338
TOTAL EXEMPTION VALUE	HX HB	49,338
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		144,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0922901	ADDITION	1,800	10/01/2009
R0912110	REPAIR/RRF	650	10/01/2009
B21059	SWIM POOL	2,400	02/01/2008
MH013471	MH MOVE-ON	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/1599	5/17/2006	WD	Q	I		128,000
GRANTOR: ARMSTRONG CHRISTOPHER						
GRANTEE: BURCH KENDAL E & AL						
0981/0195	4/11/2001	WD	Q	V		15,000
GRANTOR: HIGGINBOTHAM NORWOOD						
GRANTEE: ARMSTRONG CHRISTOPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W22 DCK=[YR=2008] N11 W5 L9 U9 W20 S20 E34$ W34 S27 E23 UOP=[YR=2009] S10 E18 N10 W18$ E33 N27$.

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	14	10	140.00	SF	19.50	19.50	100	2006	2006	3	27	737	

LAND DESCRIPTION

TOTAL OB/XF 737

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 06/08/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS