

LOTS 149 & 150
2000 PALM HARBOR DW/MH
IN OR 2228/845

WAKEFIELD JAMES C &/WIERMAN BRITTANY M
44866 SWALLOWFORK AV
CALLAHAN, FL 32011

2024

06-1N-25-199S-0149-0000



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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

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Quality	06	Quality Level 06
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DOR CODE	0200	MOBILE HOME
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MAP NUM		MKT AREA	08
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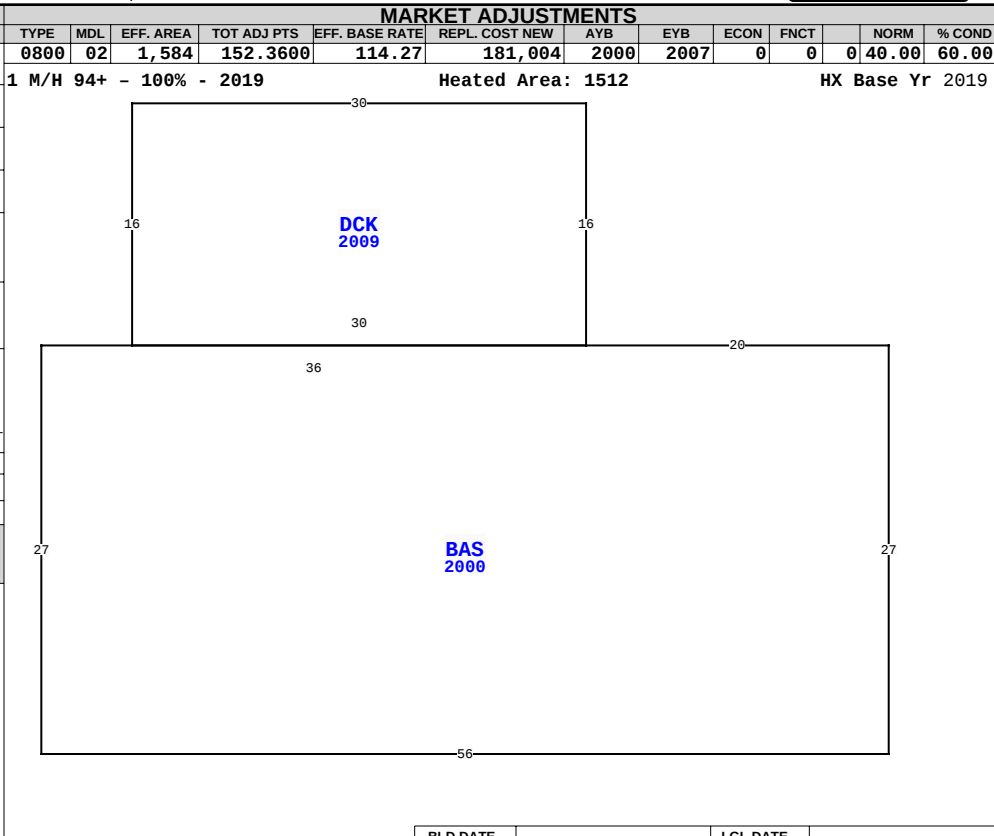
NEIGHBORHOOD/LOC	8007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	103,666
DCK	480	15	72	4,936

TOTALS	1,992		1,584	108,602
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	16	10	160.00	SF	19.50	19.50	100	2003

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0005	RM	0.00	0.00	2.00	LT	



44866 SWALLOWFORK AVE, CALLAHAN	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
19.50	100	2003	2003	3	21	655	

TOTAL OB/XF											655	
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DP	%	TOT	UNIT	ADJ	UNIT
D	ZONE			LND	TYPE	T	TH	COND	ADJ	PRICE		PRICE
				UTS			FACT					
05	RM	0.00	0.00	2.00	LT		1.00	1.00	1.00	30,000.00		30,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE		108,602			
TOTAL MARKET OB/XF VALUE		655			
TOTAL LAND VALUE - MARKET		60,000			
TOTAL MARKET VALUE		169,257			
SOH/AGL Deduction		58,920			
ASSESSED VALUE		110,337			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		60,337			
TOTAL JUST VALUE		169,257			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		185,425			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11654	XFOB	2,265	09/01/2003
MH003181	MH MOVE-ON	0	07/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2228/0845	9/19/2018	WD	Q	I	01
GRANTOR: SIMPKINS CREGG A & AM					
GRANTEE: WAKEFIELD JAMES C &					
1964/0049	2/23/2015	QC	U	I	11
GRANTOR: SIMPKINS REX					
GRANTEE: SIMPKINS CREGG A					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W20 DCK=[YR=2009] N16 W30 S16 E30\$ W36 S27 E56 N27\$.											