LOTS 160 & 161
SWALLOWFORK ESTATES PHASE 3
PB 5/346

USGA MATERIALS LLC
6674 MALTESE LN
BOZEMAN, MT 59718

2024

06-1N-25-199S-0160-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

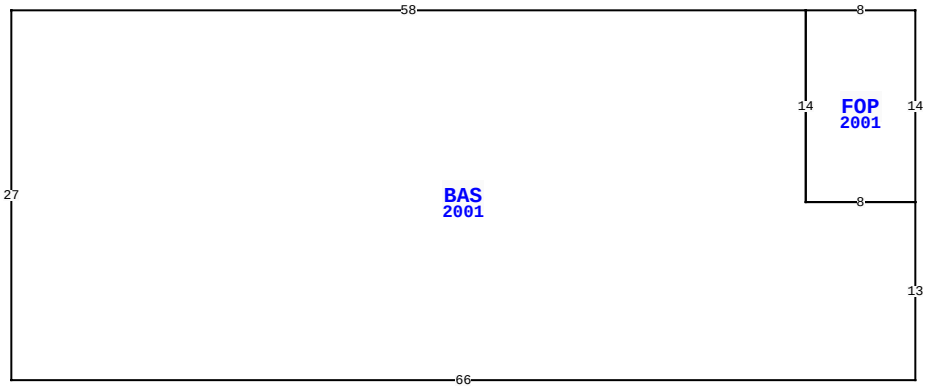
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,670	100	1,670	70,461
FOP	112	30	34	1,435
TOTALS	1,782		1,704	71,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,704	117.2000	87.90	149,782	2001	2001	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2010 Heated Area: 1670 HX Base Yr 2010



44049 CAULKINS DR, 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		71,895
TOTAL MARKET OB/XF VALUE		3,902
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		135,797
SOH/AGL Deduction		71,581
ASSESSED VALUE		64,216
TOTAL EXEMPTION VALUE	HX HB	39,216
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		135,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003300	MH MOVE-ON	0	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2723/971	6/20/2024	SW	U	I	12	137,000
GRANTOR: BANK OF AMERICA N.A.						
GRANTEE: USGA MATERIALS LLC						
2695/622	2/20/2024	CT	U	I	18	100
GRANTOR: TAX COLLECTOR						
GRANTEE: BANK OF AMERICA N.A						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W8 BAS=[YR=2001] W58 S27 E66 N13 W8 N14$ S14 E8 N14$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	85	1,700	
2	0940	SHEDS/PORT	0	100	9	9	84.00	SF	13.20	13.20	100	2001	2001	3	20	222	
3	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2012	2012	3	55	1,980	

LAND DESCRIPTION

TOTAL OB/XF 3,902

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 05/10/2024 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS