LOT 166 2001 KING DW/MH
SWALLOWFORK ESTATES PHASE 3
PB 5/346

CREWS JOSHUA K/CREWS JAMES L
44002 BAYBERRY CT
CALLAHAN, FL 32011

2024

06-1N-25-199S-0166-0000

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

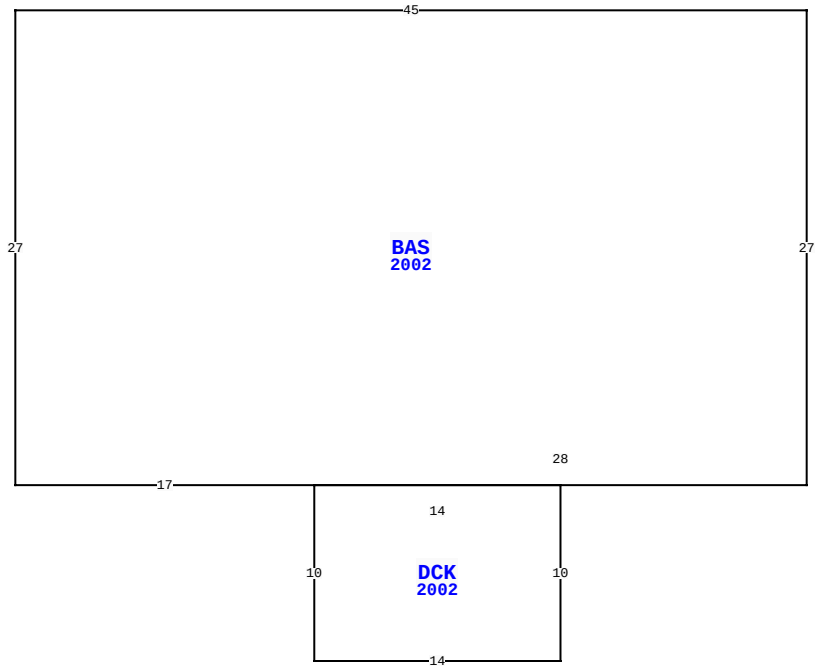
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,215	100	1,215	108,934
DCK	140	15	21	1,883
TOTALS	1,355		1,236	110,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,236	140.6400	105.48	130,373	2001	2016	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2022 Heated Area: 1215 HX Base Yr 2022



44002 BAYBERRY CT, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		110,817
TOTAL MARKET OB/XF VALUE		4,157
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		144,974
SOH/AGL Deduction		24,931
ASSESSED VALUE		120,043
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,043
TOTAL JUST VALUE		144,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003344	MH MOVE-ON	0	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2452/0665	3/12/2021	WD	Q	I	02	139,900
GRANTOR: VIDAL LIANA						
GRANTEE: CREWS JOSHUA K & JA						
0940/0576	7/12/2000	WD	Q	V		6,700
GRANTOR: HIGGINBOTHAM NORWOOD						
GRANTEE: VIDAL JOSE A & LIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W45 S27 E17 DCK=[YR=2002] S10 E14 N10 W14$ E28 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	12	10	120.00	SF	21.30	21.30	100	2000	2000	3	20	511	
2	0810	CONCRETE A	0	100	0	0	462.00	SF	6.50	6.50	100	2004	2004	3	84	2,523	
3	0351	CARPORT MT	0	100	18	26	468.00	SF	10.00	10.00	100	2005	2005	3	24	1,123	

LAND DESCRIPTION

TOTAL OB/XF 4,157

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	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS