

LOT 167
SWALLOWFORK ESTATES PHASE 3
PB 5/346

AVERY CHARLES & BOBBIE
44021 BAYBERRY CT
CALLAHAN, FL 32011

2024

06-1N-25-199S-0167-0000



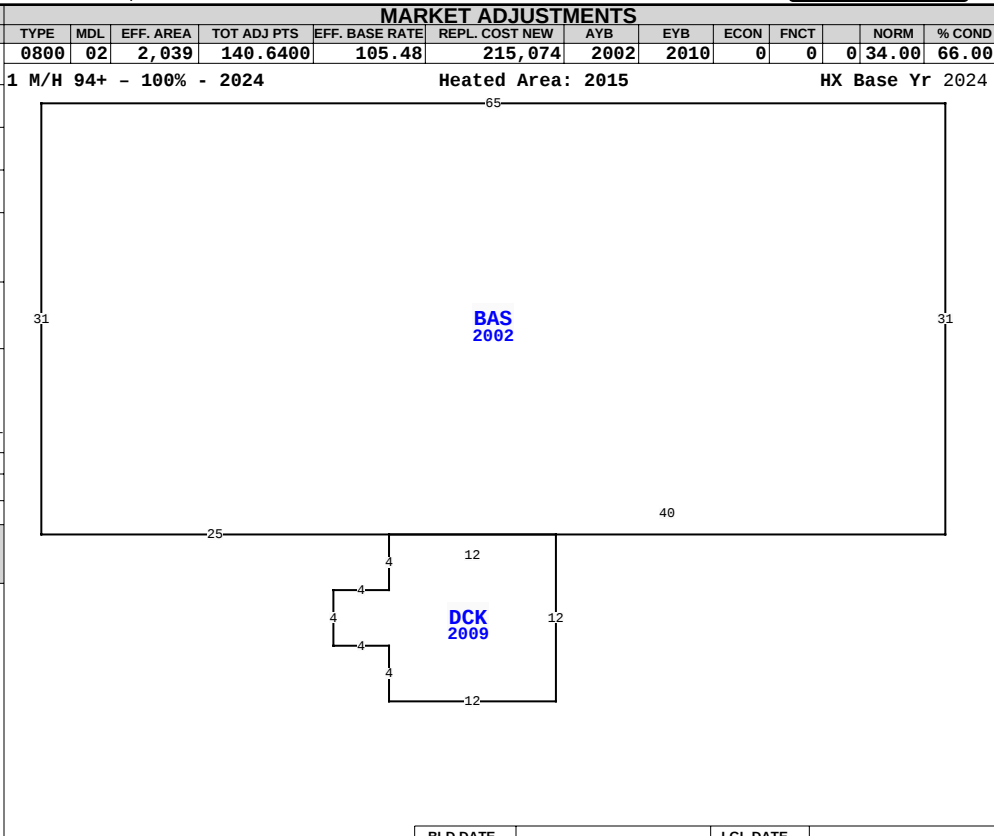
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	2,015	100	2,015	140,278
DCK	160	15	24	1,671
TOTALS	2,175		2,039	141,949

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
1	1242	WD DECK A	0 100	24	7	168.00	SF	10.00	10.00	100	2017	2017	3	78

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000102	C	SFR/MH	100	0005	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00



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

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					141,949				
TOTAL MARKET OB/XF VALUE					1,310				
TOTAL LAND VALUE - MARKET					30,000				
TOTAL MARKET VALUE					173,259				
SOH/AGL Deduction					0				
ASSESSED VALUE					173,259				
TOTAL EXEMPTION VALUE					HX HB SX 100,000				
BASE TAXABLE VALUE					73,259				
TOTAL JUST VALUE					173,259				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					177,881				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3880	MH MOVE-ON	0	07/01/2002
E9937	NEW CONSTR	0	07/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2304/1601	9/13/2019	WD	Q	I	01	165,428	
GRANTOR:ROMAN JUAN S & LAURA							
GRANTEE: AVERY CHARLES & BOB							
0940/0586	7/12/2000	WD	Q	V		16,900	
GRANTOR:HIGGINBOTHAM NORWOOD							
GRANTEE:ROMAN JUAN S & LAUR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W65 S31 E25 DCK=[YR=2009] S4 W4 S4 E4 S4 E12 N12 W12\$ E40 N31\$.									