LOTS 176 & 177
SWALLOWFORK ESTATES PHASE 3
PB 5/346

SUMMER ANGELA ROSE
44123 WILLOW LN
CALLAHAN, FL 32011

2024

06-1N-25-199S-0176-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

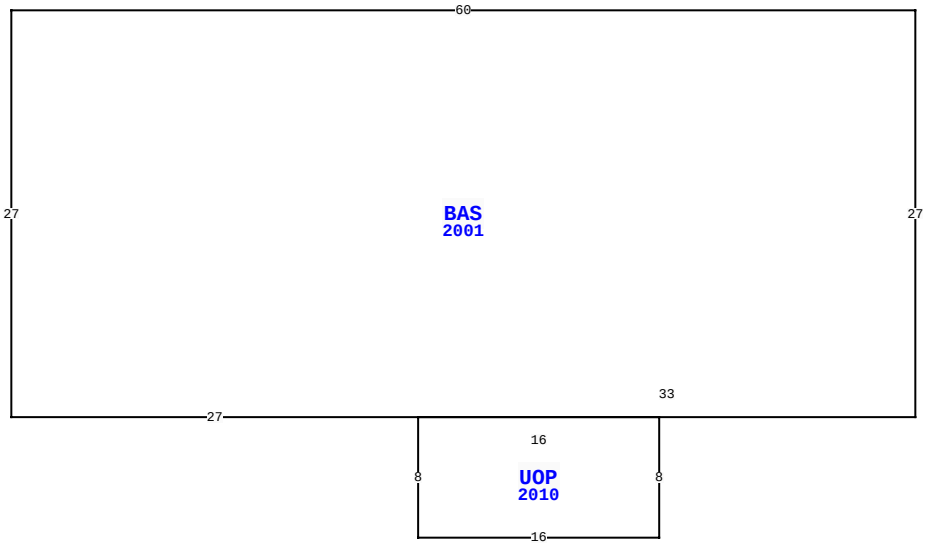
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,620	100	1,620	71,850
UOP	128	25	32	1,419
TOTALS	1,748		1,652	73,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,652	123.2000	92.40	152,645	2001	2001	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 2024 Heated Area: 1620 HX Base Yr



44123 WILLOW LN, 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	73,270
TOTAL MARKET OB/XF VALUE	2,975
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	136,245
SOH/AGL Deduction	0
ASSESSED VALUE	136,245
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,245
TOTAL JUST VALUE	136,245
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,775

2002 FLEETWOOD (2002)

RP: 12066668 & 12066669

DW/MH/ID GAFL135(A/B)18700HH21

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5560	H/AC	0	12/01/2001
8889	NEW CONSTR	0	12/01/2001
MH3690	MH MOVE-ON	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2662/957	8/21/2023	WD	Q	I	01	185,000
GRANTOR: AVERY BARBARA						
GRANTEE: SUMMER ANGELA ROSE						
1772/0833	12/29/2011	WD	U	I	11	45,000
GRANTOR: US BANK NA TRUSTEE ET						
GRANTEE: AVERY STEVEN & BARB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W60 S27 E27 UOP=[YR=2010] S8 E16 N8 W16$ 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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	0	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 02/07/2024 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS