LOT 211
SWALLOWFORK ESTATES PHASE 3
PB 5/346

GRAY DUANE W JR & ELIZABETH S
44086 RED OAK CT
CALLAHAN, FL 32011

2024

06-1N-25-199S-0211-0000

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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

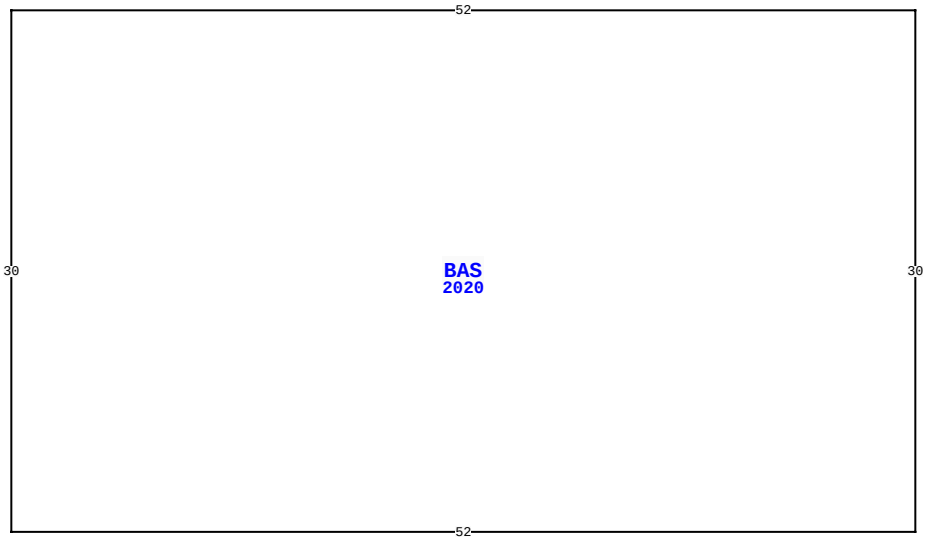
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	132,329
TOTALS	1,560		1,560	132,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	116.6000	87.45	136,422	2020	2020	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2023 Heated Area: 1560 HX Base Yr 2023



44086 RED OAK 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		132,329
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		162,329
SOH/AGL Deduction		0
ASSESSED VALUE		162,329
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		112,329
TOTAL JUST VALUE		162,329
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005324	CO ISSUED	0	10/01/2020
20005324	MH MOVE-ON	0	06/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2340/1795	2/24/2020	SW	U	V	40	12,500
GRANTOR: MONEYHAN ROBERT E & D						
GRANTEE: GRAY DUANE W JR & E						
2331/0803	1/09/2020	WD	U	V	37	5,300
GRANTOR: ROMINES STEVEN R						
GRANTEE: MONEYHAN ROBERT E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W52 S30 E52 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000001	C	V RS W/XFOB	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 02/04/2021 BY KB Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS