LOT 214 & 215 2003 RDMN DW
IN OR 2158/1184
SWALLOWFORK ESTATES PHASE 3

STEPHENS DAWN
44002 RED OAK CT
CALLAHAN, FL 32011

2024

06-1N-25-199S-0214-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

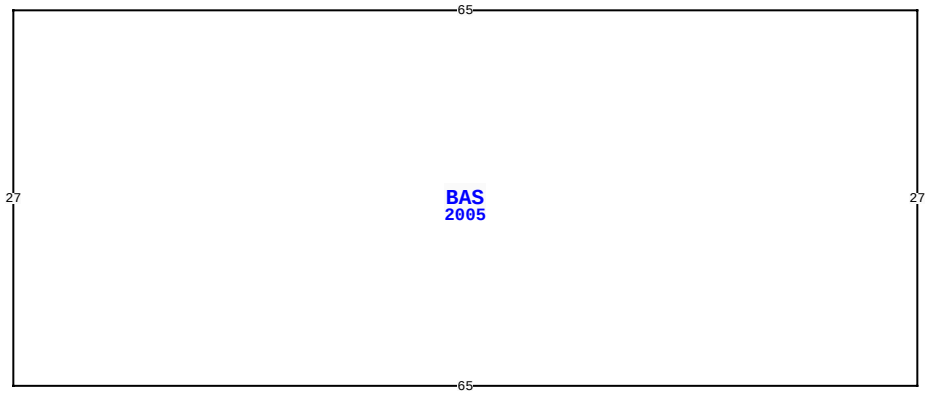
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	1,755	100	1,755	84,324
TOTALS	1,755		1,755	84,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,755	123.2000	92.40	162,162	2003	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2007 Heated Area: 1755 HX Base Yr 2007



44002 RED OAK CT, 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		84,324
TOTAL MARKET OB/XF VALUE		3,495
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		147,819
SOH/AGL Deduction		73,271
ASSESSED VALUE		74,548
TOTAL EXEMPTION VALUE	HX HB	49,548
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		147,819
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P5465	NEW CONSTR	0	03/01/2002
E10804	NEW CONSTR	0	02/01/2002
MH3783	MH MOVE-ON	0	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2158/1184	8/04/2017	QC	U	I	11	38,500
GRANTOR: STEPHENS CHARLES						
GRANTEE: STEPHENS DAWN						
1144/0196	6/10/2003	WD	Q	V		35,900
GRANTOR: HIGGINBOTHAM NORWOOD						
GRANTEE: STEPHENS DAWN R & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W65 S27 E65 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0940	SHEDS/PORT	0	100	8	12	96.00	SF	21.30	21.30	100	2004	2004	3	22	450	

LAND DESCRIPTION

TOTAL OB/XF 3,495

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 07/26/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS