LOTS 224 & 225
SWALLOWFORK ESTATES PHASE 2
PB 5/345

DESIRE PAUL A & JANICE S L/E/
44480 SWALLOWFORK AVE
CALLAHAN, FL 32011

2024

06-1N-25-199S-0224-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

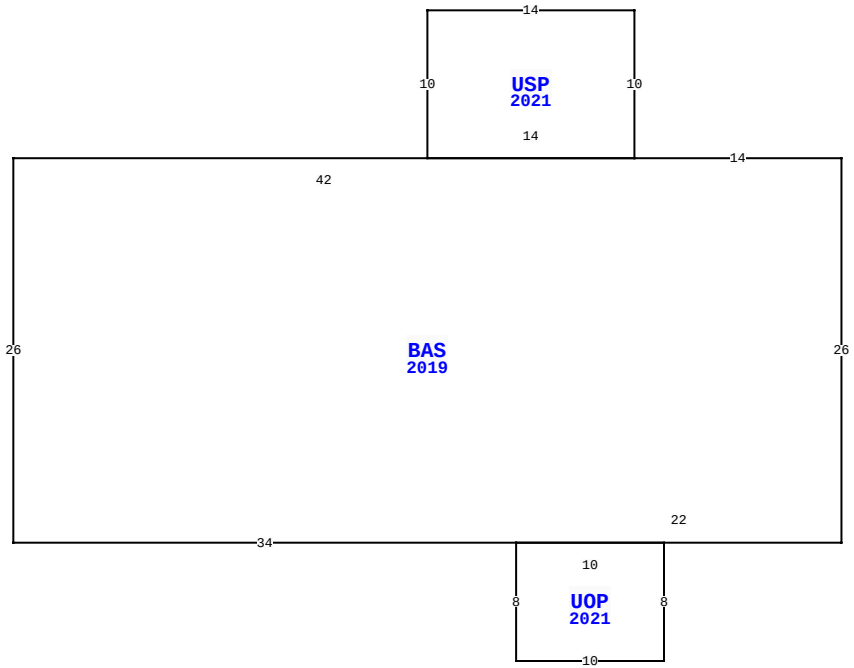
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,456	100	1,456	116,992
UOP	80	25	20	1,607
USP	140	50	70	5,625
TOTALS	1,676		1,546	124,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,546	115.2000	86.40	133,574	2018	2018	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2020 Heated Area: 1456 HX Base Yr 2020



44480 SWALLOWFORK AV, 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		138,762
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		198,762
SOH/AGL Deduction		45,318
ASSESSED VALUE		153,444
TOTAL EXEMPTION VALUE	HX HB VX SX	105,000
BASE TAXABLE VALUE		48,444
TOTAL JUST VALUE		198,762
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005000	CO ISSUED	0	05/14/2019
1900958	GARAGE	29,636	02/01/2019
18009381	MH MOVE-ON	0	12/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2512/1866	11/10/2021	WD	U	I	11	100
GRANTOR: DESIRE PAUL A & JANIC						
GRANTEE: SHANNON PAULA JANIC						
2196/0238	5/04/2018	WD	Q	V	02	24,000
GRANTOR: MILLS GARFIELD C						
GRANTEE: DESIRE PAUL A & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 USP=[YR=2021] N10 W14 S10 E14$W42 S26 E34
UOP=[YR=2021] S8 E10 N8 W10$ E22 N26$.

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	000102	C	SFR/MH	100	0005	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000102	C	SFR/MH	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 09/08/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

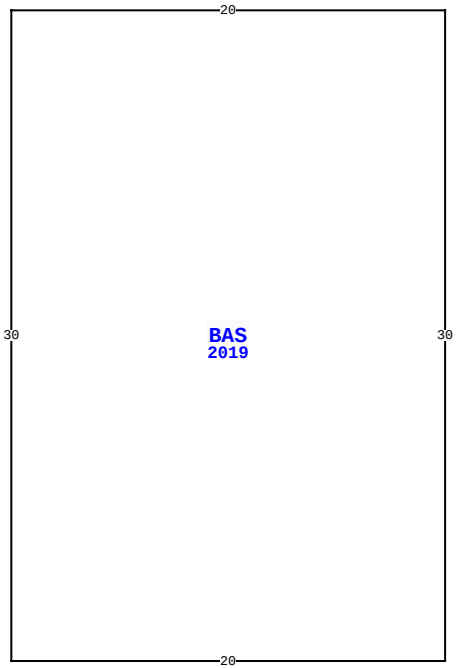
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	14,538
TOTALS	600		600	14,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	72.1050	25.24	15,144	2019	2019	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2020 Heated Area: 600 HX Base Yr 2020



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BUILDING DIMENSIONS

BAS=[YR=2019] W20 S30 E20 N30$.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

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REVIEW DATE 09/08/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS