LOTS 244 & 245
IN OR 958/1325
SWALLOWFORK ESTATES PHASE 2

SCAFF JOSEPH H JR
44356 SWALLOWFORK AVE
CALLAHAN, FL 32011

2024

06-1N-25-199S-0244-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

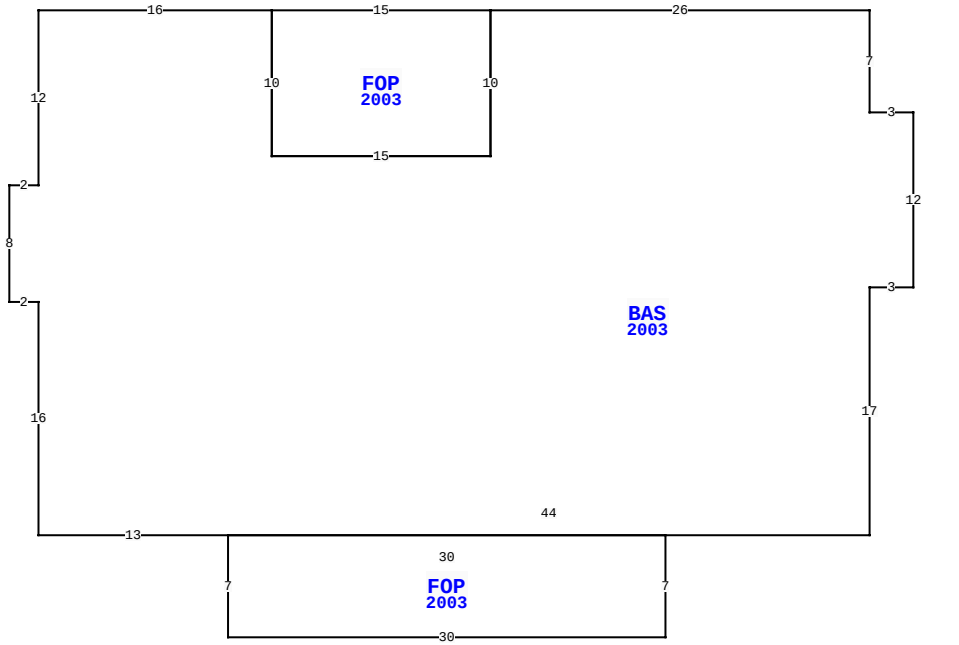
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,954	100	1,954	229,105
FOP	150	30	45	5,276
FOP	210	30	63	7,387
TOTALS	2,314		2,062	241,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,062	110.3480	137.94	284,432	2003	2003	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2004 Heated Area: 1954 HX Base Yr 2004



44356 SWALLOWFORK AVE, 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		262,784
TOTAL MARKET OB/XF VALUE		4,318
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		327,102
SOH/AGL Deduction		169,670
ASSESSED VALUE		157,432
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,432
TOTAL JUST VALUE		327,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15903	NEW CONSTR	30,195	08/01/2005
E15622	ELEC OTHER	300	08/01/2005
R08126	REPAIR/RRF	700	08/01/2005
B10658	NEW CONSTR	122,752	01/24/2003
M6720	H/AC	0	01/24/2003
P6382	NEW CONSTR	0	01/24/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0958/1325	11/16/2000	WD	U	V	09	14,900

GRANTOR: HIGGINBOTHAM NORWOOD
GRANTEE: SCAFF JOSEPH JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W3 N7 W26 FOP=[YR=2003] W15 S10 E15 N10 $ S10 W15 N10 W16 S12 W2 S8 E2 S16 E13 FOP=[YR=2003] S7 E30 N7 W30 $ E44 N17 E3 N12 $.

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	0810	CONCRETE A	0	100	16	10	160.00	SF	6.50	6.50	100	2004	2004	3	84	874	
2	0810	CONCRETE A	0	100	0	0	609.00	SF	6.50	6.50	100	2006	2006	3	87	3,444	

LAND DESCRIPTION

TOTAL OB/XF 4,318

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	000100	C	SFR	100	0005	RSF-2	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

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

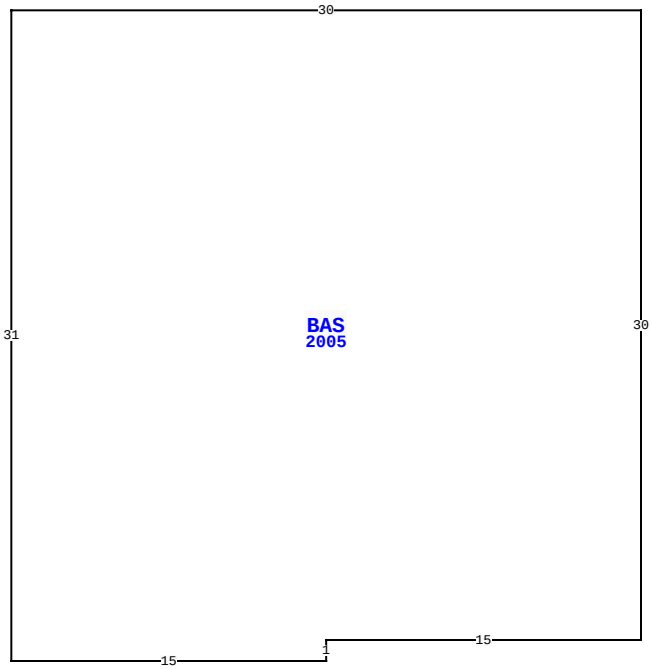
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	915	100	915	21,017
TOTALS	915		915	21,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	915	88.6788	31.04	28,402	2005	2005	0	0	0	26.00	74.00

2 GARAGE RES – 100% - 2004 Heated Area: 915 HX Base Yr 2004



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BASE TAXABLE VALUE		107,432
TOTAL JUST VALUE		327,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4727	REPAIR/RRF	5,000	01/24/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0958/1325	11/16/2000	WD	U	V	09	14,900

GRANTOR: HIGGINBOTHAM NORWOOD
GRANTEE: SCAFF JOSEPH JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W30 S31 E15 N1 E15 N30 $.

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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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