BLOCK 2 PT OF LOT 7
IN OR 917/561
R673374 & R673375

WIGGINS JESSICA K
44055 SWALLOWFORK AVE
CALLAHAN, FL 32011

2024

06-1N-25-2920-0002-0072

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

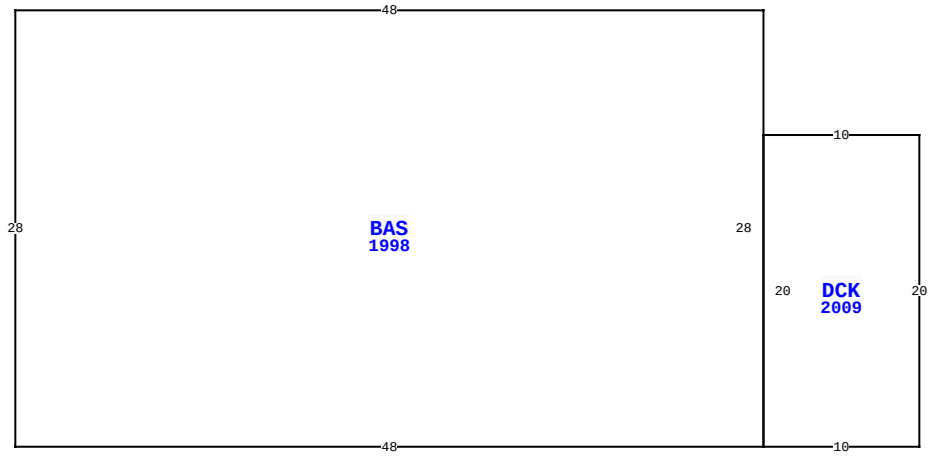
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	62,295
DCK	200	15	30	1,391
TOTALS	1,544		1,374	63,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,374	123.6000	92.70	127,370	1998	2002	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 1999 Heated Area: 1344 HX Base Yr 1999



44055 SWALLOWFORK AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		63,685
TOTAL MARKET OB/XF VALUE		39,624
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		143,309
SOH/AGL Deduction		72,150
ASSESSED VALUE		71,159
TOTAL EXEMPTION VALUE	HX HB	46,159
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		143,309
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006930	GARAGE	30,000	03/01/2000
MH982125	MH MOVE-ON	0	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0917/0561	1/28/2000	WD	U	I	01	100
GRANTOR: WIGGINS WM & JESSICA						
GRANTEE: WIGGINS WM & JESSIC						
0828/0701	4/01/1998	WD	Q	V		13,500
GRANTOR: LEE JEFFERY A & ANGEL						
GRANTEE: WIGGINS WM & JESSIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W48 S28 E48 DCK=[YR=2009] E10 N20 W10 S20$ N28$.

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	0511	GARAGE CB-	0	100	30	40	1,200.00	SF	40.00	40.00	100	2000	2000	3	79	37,920	
2	0810	CONCRETE A	0	100	0	0	288.00	SF	6.50	6.50	100	2010	2010	3	91	1,704	

LAND DESCRIPTION

TOTAL OB/XF 39,624

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	40,000.00	40,000.00	40,000							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS