LOT 45
SWALLOWFORK ESTATES PHASE 2
PB 5/345

MARLOW KAYLA
44339 SWALLOWFORK AVE
CALLAHAN, FL 32011

2025

06-1N-25-199S-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

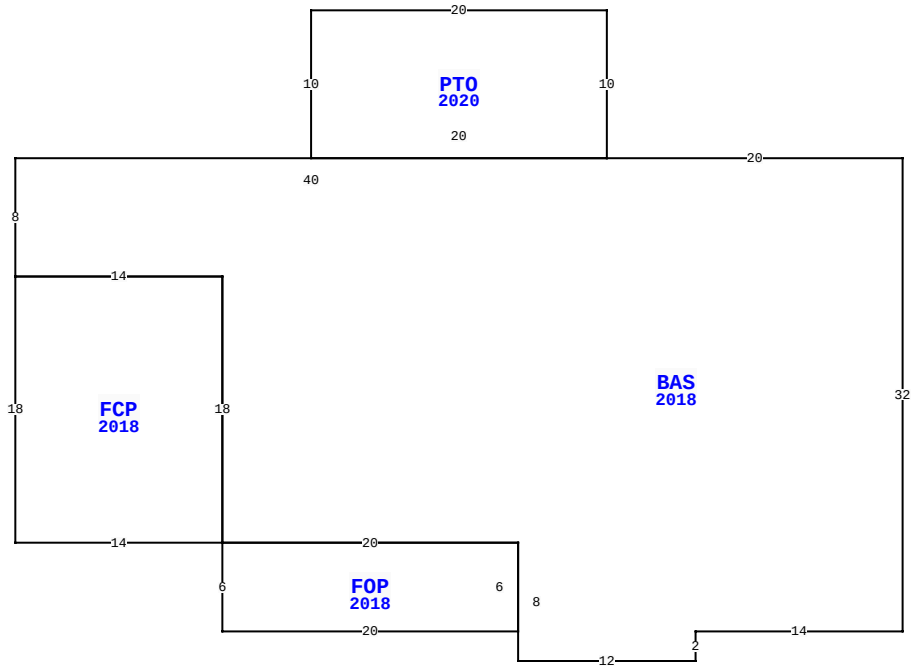
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	2018	1,488	189,867
FCP	252	25	2018	63	8,039
FOP	120	30	2018	36	4,593
PTO	200	5	2020	10	1,276
TOTALS	2,060			1,597	203,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,597	99.1440	130.87	208,999	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2023 Heated Area: 1488 HX Base Yr 2023



44339 SWALLOWFORK AV, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		213,695
TOTAL MARKET OB/XF VALUE		1,337
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		251,032
SOH/AGL Deduction		9,443
ASSESSED VALUE		241,589
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		190,867
TOTAL JUST VALUE		251,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001589	CO ISSUED	0	07/26/2018
18001589	NEW CONSTR	183,186	03/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/804	6/23/2023	FJ	U	I	11	0
GRANTOR: MARLOW FORREST						
GRANTEE: MARLOW KAYLA						
2527/1192	1/07/2022	WD	Q	I	01	295,000
GRANTOR: GRIFFIS MATTHEW R & B						
GRANTEE: MARLOW FORREST DAVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W20 PTO=[YR=2020] N10 W20 S10 E20$W40 S8
FCP=[YR=2018] S18 E14 N18 W14$ E14 S18 FOP=[YR=2018] S6 E20
N6 W20$ E20 S8 E12 N2 E14 N32$.

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	0	0	212.00	SF	6.50	6.50	100	2018	2018	3	97	1,337	

LAND DESCRIPTION

TOTAL OB/XF 1,337

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	RES	100	0005	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	36,000.00	36,000.00	36,000							

REVIEW DATE 08/10/2021 BY KBA Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 07/30/2025 BY SYS

LOT 45
SWALLOWFORK ESTATES PHASE 2
PB 5/345

MARLOW KAYLA
44339 SWALLOWFORK AVE
CALLAHAN, FL 32011

2025

06-1N-25-199S-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 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

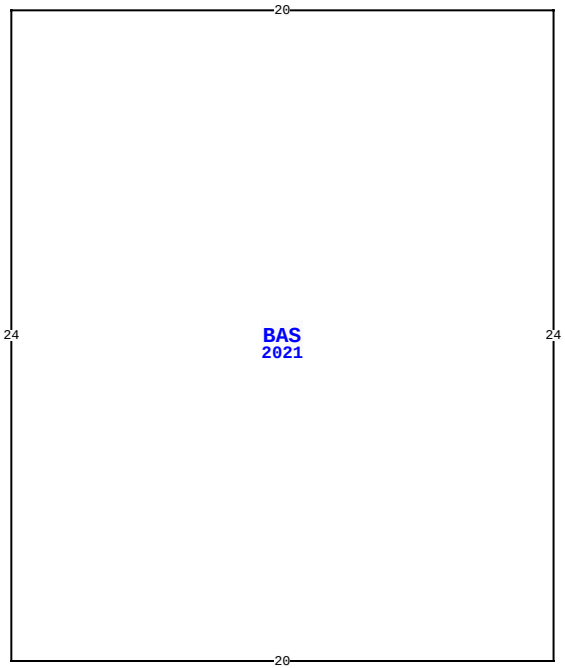
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	2021	480	9,921
TOTALS	480			480	9,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	480	58.1900	21.53	10,334	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2023 Heated Area: 480 HX Base Yr 2023



44339 SWALLOWFORK AV, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		213,695
TOTAL MARKET OB/XF VALUE		1,337
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		251,032
SOH/AGL Deduction		9,443
ASSESSED VALUE		241,589
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		190,867
TOTAL JUST VALUE		251,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/804	6/23/2023	FJ	U	I	11	0
GRANTOR: MARLOW FORREST						
GRANTEE: MARLOW KAYLA						
2527/1192	1/07/2022	WD	Q	I	01	295,000
GRANTOR: GRIFFIS MATTHEW R & B						
GRANTEE: MARLOW FORREST DAVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 S24 E20 N24$.

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

REVIEW DATE 08/10/2021 BY KBA Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 07/30/2025 BY SYS