LOT 46
SWALLOWFORK ESTATES PHASE 2
PB 5/345

LOVEN LUCY ANN
44355 SWALLOWFORK AV
CALLAHAN, FL 32011

2025

06-1N-25-199S-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

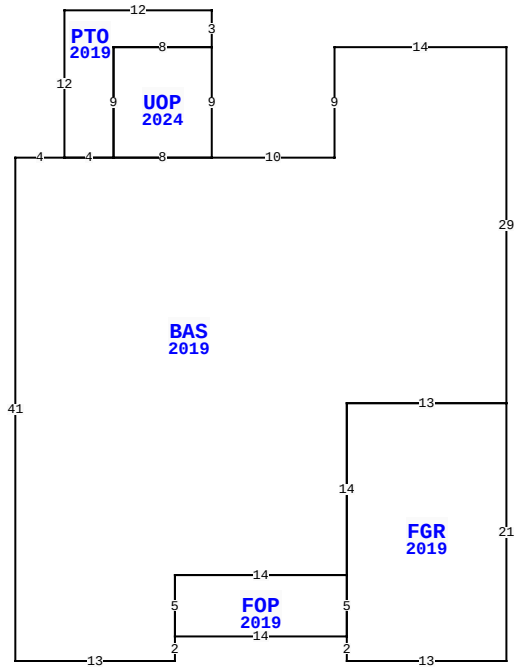
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,395	100	2019	1,395	216,025
FGR	273	55	2019	150	23,229
FOP	70	30	2019	21	3,252
PTO	72	5	2019	4	620
UOP	72	20	2024	14	2,168
TOTALS	1,882			1,584	245,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,584	121.8900	160.89	254,850	2019	2019	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2020 Heated Area: 1395 HX Base Yr 2020



44355 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		245,293
TOTAL MARKET OB/XF VALUE		1,311
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		282,604
SOH/AGL Deduction		103,351
ASSESSED VALUE		179,253
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,531
TOTAL JUST VALUE		282,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19044057	CO ISSUED	0	07/19/2019
18044057	NEW CONSTR	179,247	06/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	7/19/2019	CN	Q	I	01	195,000
GRANTOR: BISHOP DAVID W JR & C						
GRANTEE: LOVEN LUCY ANN						
2156/1181	10/27/2017	WD	Q	V	01	20,000
GRANTOR: GRIFFIN NICHOLAS & MI						
GRANTEE: BISHOP DAVID W JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W14 S9 W10 W8 W4 W4 S41 E13 N2 N5 E14 N14 E13 N29 $
FGR=[YR=2019;ORIG=-13,48] S2 E13 N21 W13 S14 S5 $
PTO=[YR=2019;ORIG=-32,0] E8 N3 W12 S12 E4 N9 $
FOP=[YR=2019;ORIG=-27,48] E14 N5 W14 S5 $
UOP=[YR=2024;ORIG=-32,9] E8 N9 W8 S9 $
.

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	208.00	SF	6.50	6.50	100	2019	2019	3	97	1,311	

LAND DESCRIPTION

TOTAL OB/XF 1,311

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 04/10/2024 BY TWA Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 07/30/2025 BY SYS