LOTS 47 & 48
SWALLOWFORK ESTATES PHASE 2
PB 5/345

MALET MICHAEL J & MICHELLE L
44387 SWALLOWFORK AVE
CALLAHAN, FL 32011

2025

06-1N-25-199S-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

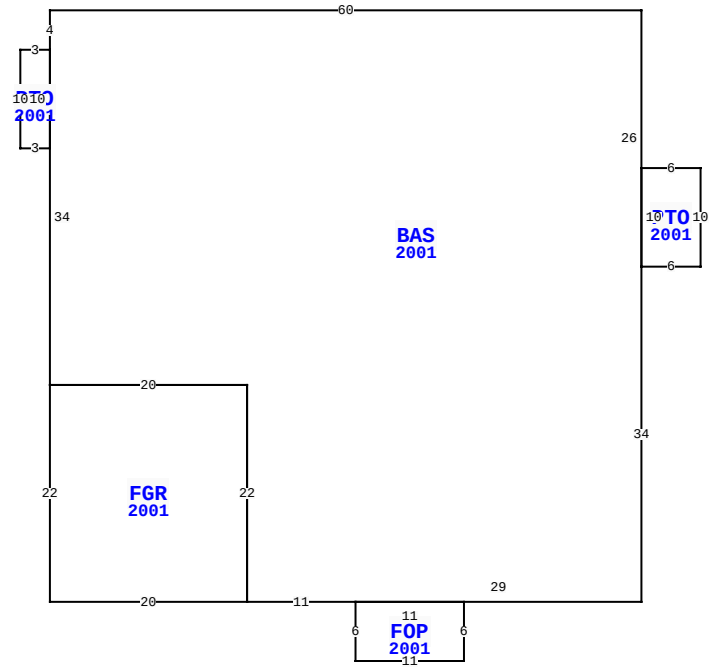
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	3,160	100	2001	3,160	359,279
FGR	440	55	2001	242	27,514
FOP	66	30	2001	20	2,274
PTO	30	5	2001	2	227
PTO	60	5	2001	3	341
TOTALS	3,756			3,427	389,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,427	92.1196	121.60	416,723	2001	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2025 Heated Area: 3160 HX Base Yr



44387 SWALLOWFORK AVE, 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		417,207
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		492,147
SOH/AGL Deduction		0
ASSESSED VALUE		492,147
TOTAL EXEMPTION VALUE	13	492,147
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		492,147
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,997

7/23KW: MISC STRG = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2218523	GARAGE	88,152	12/16/2022
19010586	REPAIR/RRF	84,000	10/07/2019
18003557	REPAIR/RRF	12,900	04/06/2018
M014881	H/AC	0	02/01/2001
P004390	NEW CONSTR	1,000	12/01/2000
B007782	NEW CONSTR	144,290	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2300/1113	8/23/2019	SW	U	I	18	141,100
GRANTOR: SECRETARY OF THE DEPT						
GRANTEE: MALET MICHAEL J & M						
2274/0585	8/17/2017	QC	U	I	11	100
GRANTOR: LAKEVIEW LOAN SERVICI						
GRANTEE: SECRETARY OF THE DP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W60 S4 PTO=[YR=2001] W3 S10 E3 N10 $ S34
FGR=[YR=2001] S22 E20 N22 W20 $ E20 S22 E11 FOP=[YR=2001]
S6 E11 N6 W11 $ E29 N34 PTO=[YR=2001] E6 N10 W6 S10 $ 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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	2.00	LT		1.00	1.00	1.00	36,000.00	36,000.00	72,000							

REVIEW DATE 07/21/2023 BY KW Total Acres: 0.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 07/30/2025 BY SYS

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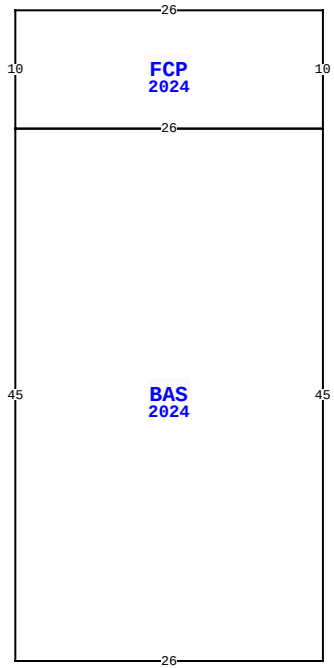
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 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	1,170	100	2024	1,170	26,120
FCP	260	25	2024	65	1,451
TOTALS	1,430			1,235	27,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,235	60.9500	22.55	27,849	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 1170 HX Base Yr



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2274/0585	8/17/2017	QC	U	I	11	100
GRANTOR: LAKEVIEW LOAN SERVICI						
GRANTEE: SECRETARY OF THE DP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,15] E26 S45 W26 N45 $
FCP=[YR=2024;ORIG=50,5] E26 S10 W26 N10 $
.

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 07/21/2023 BY KW Total Acres: 0.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 07/30/2025 BY SYS