LOTS 52 & 53
SWALLOWFORK ESTATES PHASE 2
PB 5/345

JONES SUSAN W
44507 SWALLOWFORK AVE
CALLAHAN, FL 32011

2025

06-1N-25-199S-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

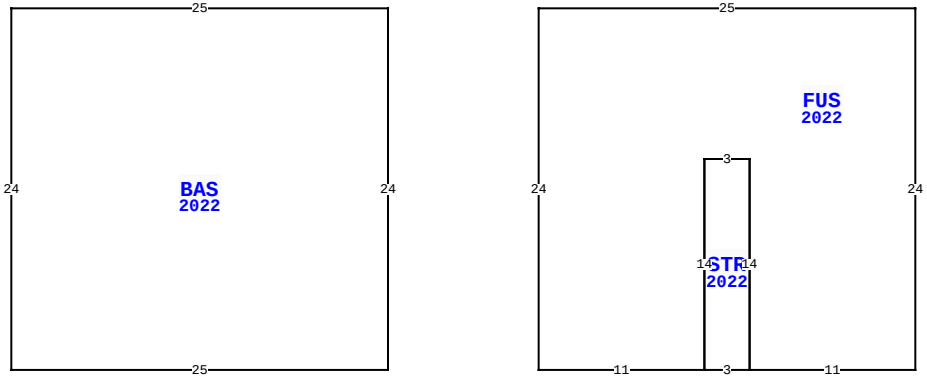
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	600	100	2022	600	87,293
FUS	558	100	2022	558	81,183
STR	42	10	2022	4	582
TOTALS	1,200			1,162	169,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,162	110.7700	146.22	169,908	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 1158 HX Base Yr 2023



44507 SWALLOWFORK AV, CALLAHAN

BLD DATE	03/03/2023 NW	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		169,058
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		241,058
SOH/AGL Deduction		81,814
ASSESSED VALUE		159,244
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,522
TOTAL JUST VALUE		241,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C210950	CO ISSUED	0	03/03/2022
21000950	NEW CONSTR	142,479	01/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2307/1467	8/16/2019	WD	Q	V	01	35,000
GRANTOR: BAMS PROPERTIES LLC						
GRANTEE: JONES SUSAN W						
2293/0051	7/12/2019	WD	Q	V	01	35,000
GRANTOR: BAMS PROPERTIES LLC						
GRANTEE: JONES SUSAN W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W25 S24 E25 N24$ PTR= E10 FUS=[YR=2022] E25 S24 W11 STR=[YR=2022] W3 N14 E3 S14$ N14 W3 S14 W11 N24$ W10$.

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
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 05/04/2022 BY HS Total Acres: 0.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 07/30/2025 BY SYS