LOT 54
PT OR 2100/796
2000 MERT DW/MH

GREENE MICHAEL & MARIE
44539 SWALLOWFORK AVE
CALLAHAN, FL 32011

2025

06-1N-25-199S-0054-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

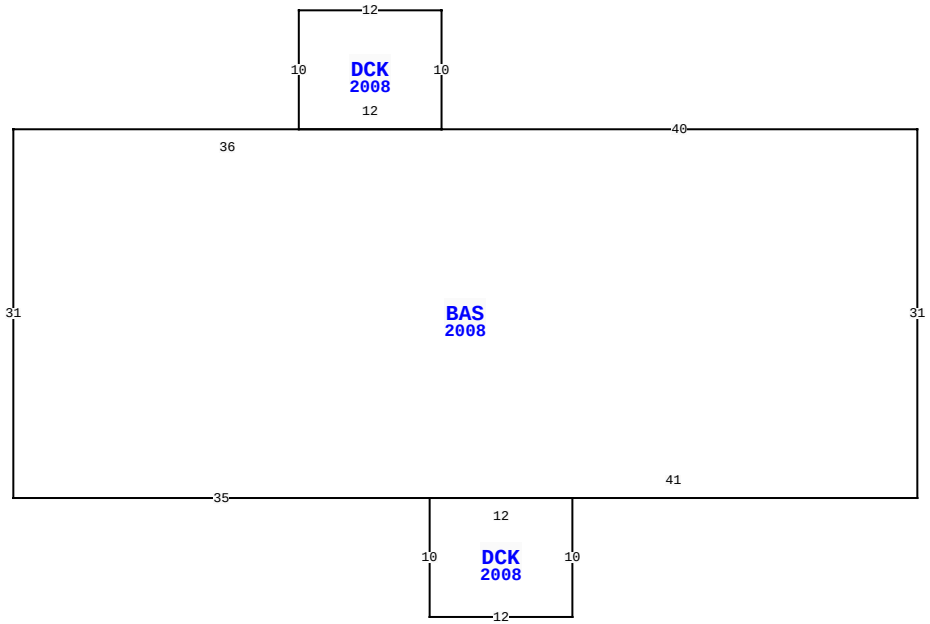
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2008	2,356	152,083
DCK	120	15	2008	18	1,162
DCK	120	15	2008	18	1,162
TOTALS	2,596			2,392	154,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,392	140.6400	119.54	285,940	2000	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2018 Heated Area: 2356 HX Base Yr 2018



44539 SWALLOWFORK AVE, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		154,408
TOTAL MARKET OB/XF VALUE		3,491
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		193,899
SOH/AGL Deduction		91,477
ASSESSED VALUE		102,422
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		1,700
TOTAL JUST VALUE		193,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003163	MH MOVE-ON	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2100/0796	2/09/2017	WD	Q	I	05	102,000
GRANTOR: SCARBROUGH TIMOTHY C						
GRANTEE: GREENE MICHAEL & MA						
1730/0030	3/18/2011	WD	U	I	11	70,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: SCARBROUGH TIMOTHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W40 DCK=[YR=2008] N10 W12 S10 E12$ W36 S31 E35
DCK=[YR=2008] S10 E12 N10 W12$ E41 N31$.

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	0940	SHEDS/PORT	0	100	16	10	160.00	SF	18.30	18.30	100	2003	2003	3	20	586	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 3,491

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	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	36,000.00	36,000.00	36,000							

REVIEW DATE 03/16/2020 BY KBP Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 07/30/2025 BY SYS