LOT 56
IN OR 1710/509
2004 FLEET DW/MH

OBRIEN MARK & CINDY
44002 GOLDEN WAY
CALLAHAN, FL 32011

2025

06-1N-25-199S-0056-0000

NASSAU COUNTY PROPERTY

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 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

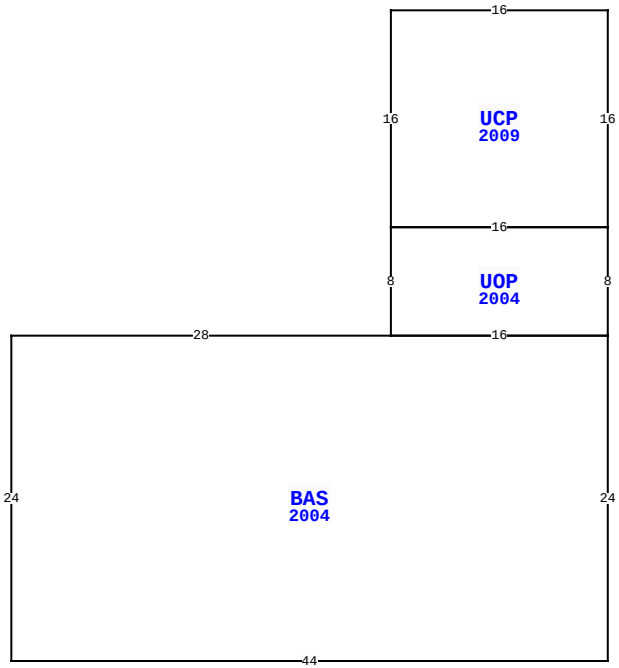
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	2004	1,056	54,890
UCP	256	20	2009	51	2,651
UOP	128	25	2004	32	1,663
TOTALS	1,440			1,139	59,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,139	117.6000	99.96	113,854	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 0% - 0 Heated Area: 1056 HX Base Yr



44593 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	59,204
TOTAL MARKET OB/XF VALUE	101
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	95,305
SOH/AGL Deduction	3,635
ASSESSED VALUE	91,670
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,670
TOTAL JUST VALUE	95,305
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4285	MH MOVE-ON	0	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1710/0509	11/15/2010	WD	U	I	18	33,132
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: O'BRIEN MARK & CIND						
1678/0063	5/21/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK N						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2009] W16 S16 UOP=[YR=2004] S8 BAS=[YR=2004] W28 S24E44 N24 W16$ E16 N8 W16$E16N16$.

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	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	2004	2004	3	21	101	

LAND DESCRIPTION

TOTAL OB/XF 101

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	0	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 05/10/2024 BY TWA Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 07/30/2025 BY SYS