LOTS 66 & 67
IN OR 2482/100
1987 SPRI DW/MH

PATTERSON LEE &/NORRIS KATHLEEN
10549 LAKE JASMINE DR
BOCA RATON, FL 33498

2025

06-1N-25-199S-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

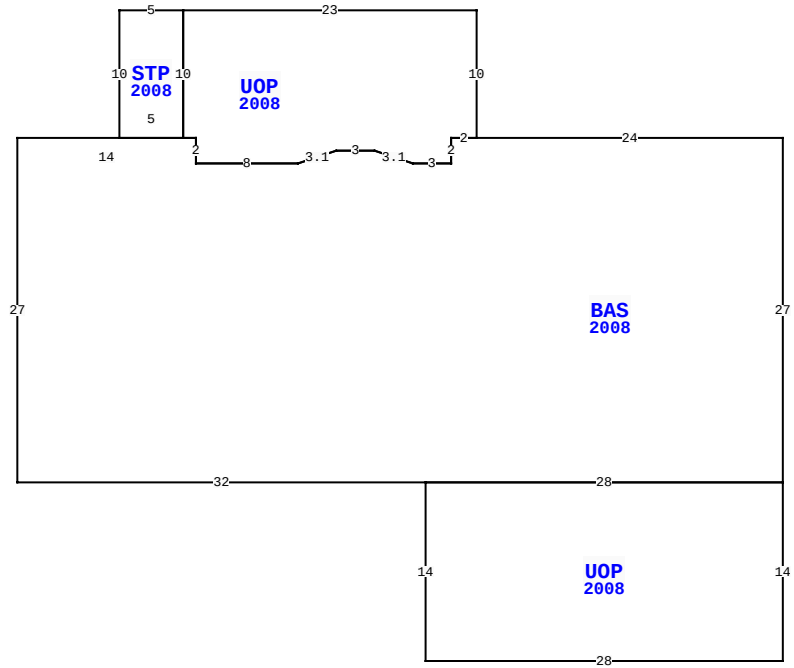
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,586	100	2008	1,586	116,540
STP	50	10	2008	5	367
UOP	264	25	2008	66	4,850
UOP	392	25	2008	98	7,201
TOTALS	2,292			1,755	128,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,755	135.0800	108.06	189,645	1987	2012	0	0	0	32.00	68.00

1 M/H 93- – 0% - 0 Heated Area: 1586 HX Base Yr



44677 SWALLOWFORK AVE, CALLAHAN

BLD DATE	03/30/2009 DJ	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	128,959
TOTAL MARKET OB/XF VALUE	6,258
TOTAL LAND VALUE - MARKET	72,000
TOTAL MARKET VALUE	207,217
SOH/AGL Deduction	8,688
ASSESSED VALUE	198,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,529
TOTAL JUST VALUE	207,217
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
146	MH MOVE-ON	0	04/06/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2482/0100	7/22/2021	SW	Q	I	01	180,000
GRANTOR: PIPELINE FINANCIAL SO						
GRANTEE: PATTERSON LEE & KAT						
2426/0486	1/15/2021	WD	U	V	37	56,000
GRANTOR: HOLBROOKS ELMER A & P						
GRANTEE: PIPELINE FINANCIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W24 UOP=[YR=2008] N10 W23 STP=[YR=2008] W5 S10 E5N10$ S10 E1 S2 E8 U1 R3 E3 D1 R3 E3 N2 E2$ W2 S2 W3 U1 L3 W3 D1 L3 W8 N2 W14 S27 E32 UOP=[YR=2008] S14 E28 N14 W28$ E28 N27$.

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	0510	GARAGE WD-	0	0	24	24	576.00	SF	35.00	35.00	100	2000	2000	3	27	5,443	
2	0810	CONCRETE A	0	0	9	10	90.00	SF	6.50	6.50	100	2000	2000	3	77	450	
3	0810	CONCRETE A	0	0	7	7	49.00	SF	6.50	6.50	100	2000	2000	3	77	245	
4	0810	CONCRETE A	0	0	4	6	24.00	SF	6.50	6.50	100	2000	2000	3	77	120	

LAND DESCRIPTION

TOTAL OB/XF 6,258

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

REVIEW DATE 05/10/2024 BY TWA Total Acres: 0.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 07/30/2025 BY SYS