LOTS 70 & 71
SWALLOWFORK ESTATE PHASE 4
PB 5/347

KIESOW PATRICIA M L/E/
44125 CAULKINS DR
CALLAHAN, FL 32011

2025

06-1N-25-199S-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	0	0 100
Units		0 100
Quality	05	Quality Level 05

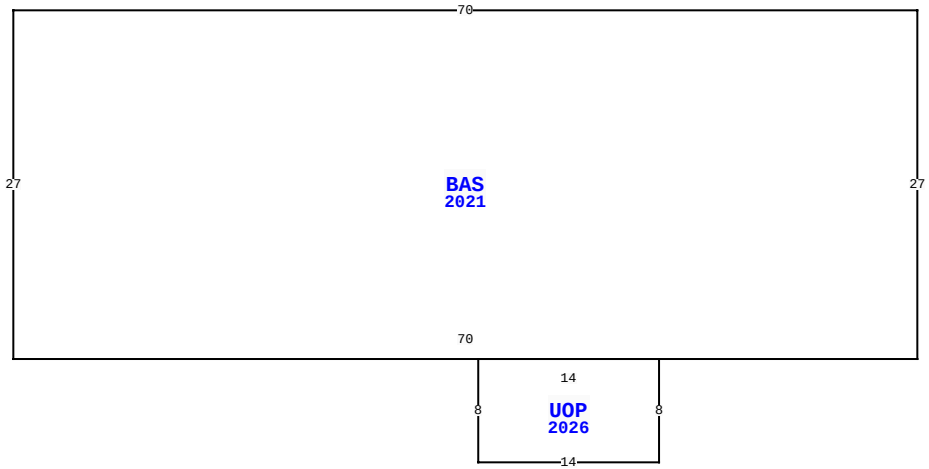
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	2021	1,890	94,407
UOP	112	25	2026	28	1,399
TOTALS	2,002			1,918	95,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,918	139.9200	118.93	228,108	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 0 Heated Area: 1890 HX Base Yr



44125 CAULKINS DR, 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	95,805
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	72,000
TOTAL MARKET VALUE	167,805
SOH/AGL Deduction	36,411
ASSESSED VALUE	131,394
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,394
TOTAL JUST VALUE	167,805
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011121	CO ISSUED	0	02/19/2021
20011121	MH MOVE-ON	0	11/13/2020
E12359	NEW CONSTR	0	02/01/2004
MH4296	MH MOVE-ON	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2802/1054	7/24/2025	LE	U	I	11	100
GRANTOR: KIESOW PATRICIA M						
GRANTEE: KIESOW FAMILY TRUST						
2294/1626	7/05/2019	WD	Q	I	02	50,000
GRANTOR: MCDONALD MARTHA A						
GRANTEE: KIESOW PATRICIA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=0,0] W70 S27 E70 N27 $
UOP=[YR=2026;ORIG=-34,27] E14 S8 W14 N8 $
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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	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 11/03/2021 BY KB Total Acres: 0.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 07/30/2025 BY SYS