LOTS 168 & 169
SWALLOWFORK ESTATES PHASE 3
PB 5/346

WARREN JERRY WAYNE
44039 BAYBERRY CT
CALLAHAN, FL 32011

2025

06-1N-25-199S-0168-0000

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 70
Interior Floo	11	CLAY TILE 30
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

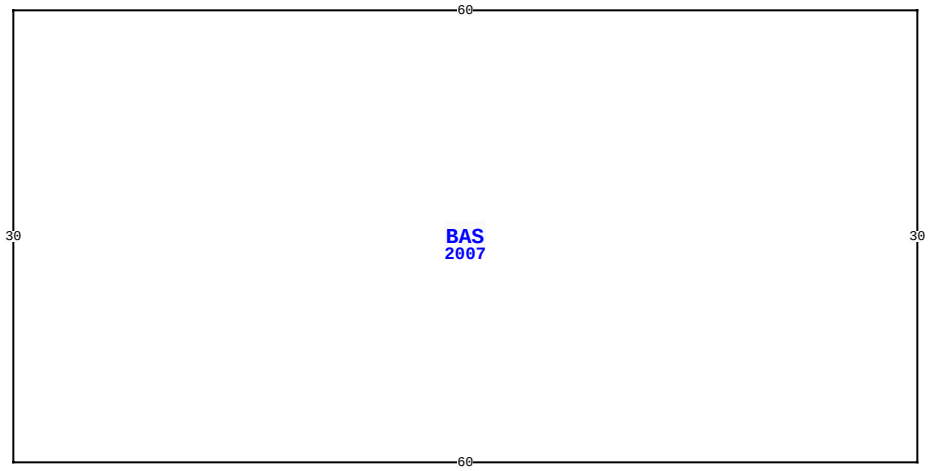
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2007	1,800	124,640
TOTALS	1,800			1,800	124,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	119.8000	101.83	183,294	2007	2012	0	0	0	32.00	68.00

2 M/H 94+ – 100% - 2021 Heated Area: 1800 HX Base Yr 2021



44039 BAYBERRY CT, CALLAHAN

BLD DATE	12/19/2007 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		124,640
TOTAL MARKET OB/XF VALUE		3,150
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		199,790
SOH/AGL Deduction		31,753
ASSESSED VALUE		168,037
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,315
TOTAL JUST VALUE		199,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4918	CO ISSUED	0	04/01/2007
MH4918	MH MOVE-ON	0	04/01/2007
P12278	OTHER	0	04/01/2007
E18731	MH MOVE-ON	0	02/01/2007
M12427	MECH OTHER	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2385/1061	8/18/2020	WD	Q	I	01	170,000
GRANTOR: DALTON SEAN ALLAN FLO						
GRANTEE: WARREN JERRY WAYNE						
2108/1948	3/21/2017	SW	Q	I	01	109,000
GRANTOR: JCC CAPITAL GROUP LLC						
GRANTEE: DALTON SEAN ALLAN F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W60 S30 E60 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 3,150

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

REVIEW DATE 03/16/2020 BY KBP Total Acres: 0.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 07/30/2025 BY SYS