LOTS 173 172 & 171
SWALLOWFORK ESTATES PHASE 3
PB 5/346

GREENE KEITH
44049 WILLOW LN
CALLAHAN, FL 32011

2025

06-1N-25-199S-0173-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

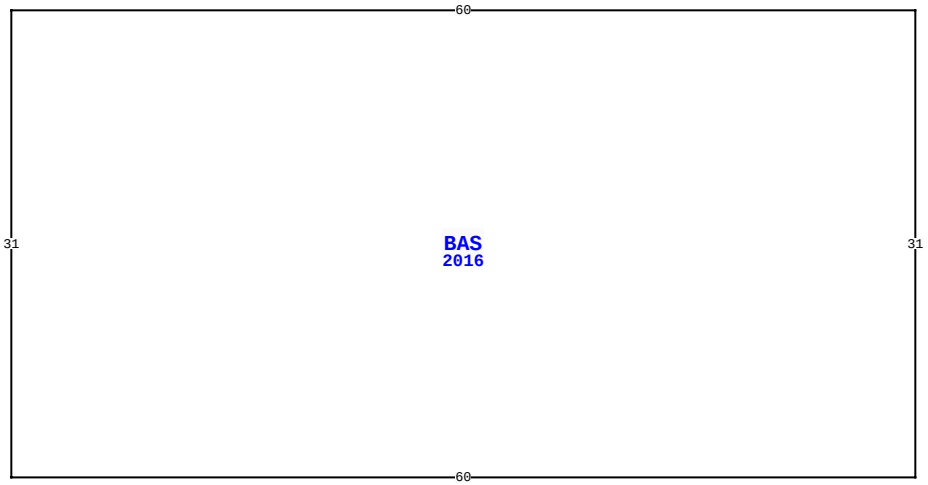
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2016	1,860	166,226
TOTALS	1,860			1,860	166,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,860	102.9000	92.61	172,255	2016	2016	0	0	0	3.50	96.50

1 SFR MODULR – 100% - 2025 Heated Area: 1860 HX Base Yr 2025



44049 WILLOW LN, CALLAHAN

BLD DATE	05/13/2008	JW	LGL DATE	
XF DATE	05/13/2008	JW	LAND DATE	03/26/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		166,226
TOTAL MARKET OB/XF VALUE		9,240
TOTAL LAND VALUE - MARKET		91,800
TOTAL MARKET VALUE		267,266
SOH/AGL Deduction		0
ASSESSED VALUE		267,266
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		216,544
TOTAL JUST VALUE		267,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632829	CO ISSUED	0	09/12/2016
B1632829	MODULAR HM	0	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2735/848	8/30/2024	WD	Q	I	01	291,500
GRANTOR: WATSON BRETT ALLEN &						
GRANTEE: GREENE KEITH						
2051/1497	6/08/2016	SW	U	I	12	25,000
GRANTOR: VYSTAR CREDIT UNION						
GRANTEE: WATSON BRETT ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W60 S31 E60 N31$.

EXTRA FEATURES

L N	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	1998	1998	3	80	2,800	
2	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	100	2025	2020		86	6,440	

LAND DESCRIPTION

TOTAL OB/XF 9,240

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	3.00	LT		1.00	1.00	0.85	36,000.00	30,600.00	91,800							

REVIEW DATE 07/26/2022 BY KBA Total Acres: 0.00 Total Land Value: 91,800 Market: 0 Agricultural: 0 Common: 91,800 PRINTED 07/30/2025 BY SYS