LOTS 174 & 175 2001 JACOBSEN
IN OR 1073/556
SWALLOWFORK ESTATES PHASE 3

SOMMERS FREDERICK A
44081 WILLOW LANE
CALLAHAN, FL 32011

2025

06-1N-25-199S-0174-0000

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 80
Interior Floo	08	SHT VINYL 20
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

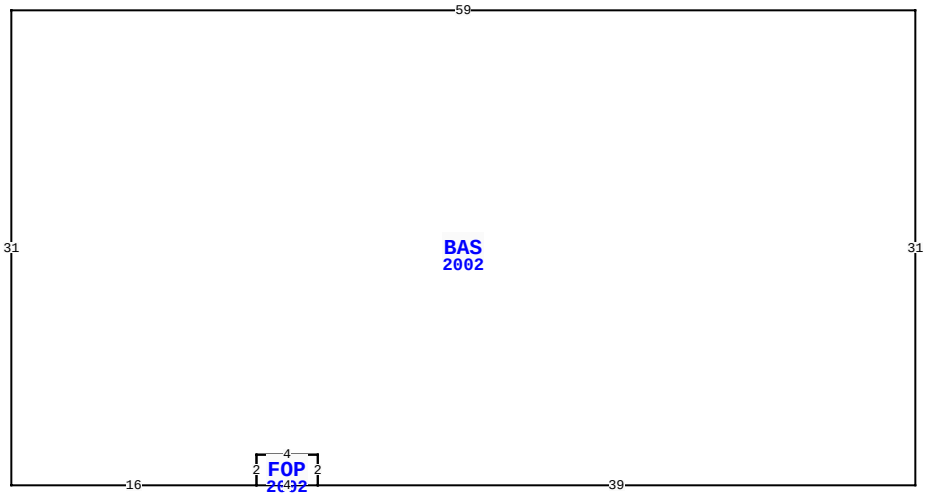
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,821	100	2002	1,821	83,448
FOP	8	30	2002	2	92
TOTALS	1,829			1,823	83,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,823	117.2000	99.62	181,607	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2022 Heated Area: 1821 HX Base Yr 2022



44081 WILLOW LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		83,539
TOTAL MARKET OB/XF VALUE		24,413
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		179,952
SOH/AGL Deduction		37,744
ASSESSED VALUE		142,208
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,486
TOTAL JUST VALUE		179,952
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24404	ADDITION	37,114	02/01/2011
E10143	NEW CONSTR	0	09/01/2002
M6341	H/AC	0	09/01/2002
MH3924	MH MOVE-ON	0	07/01/2002
P5948	NEW CONSTR	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1073/0556	8/06/2002	WD	Q	V		17,000

GRANTOR: HIGGINBOTHAM NORWOOD
GRANTEE: SOMMERS FREDERICK A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W59 S31 E16 FOP=[YR=2002] E4 N2 W4 S2$ N2 E4 S2 E39 N31$.

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	2002	2002	3	85	2,975	
2	0510	GARAGE WD-	0	100	24	40	960.00	SF	35.00	35.00	100	2011	2011	3	60	20,160	
3	0810	CONCRETE A	0	100	6	36	216.00	SF	6.50	6.50	100	2011	2011	3	91	1,278	

LAND DESCRIPTION

TOTAL OB/XF 24,413

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 07/26/2022 BY KBA Total Acres: 0.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 07/30/2025 BY SYS