PT NE1/4 PAR 1-37
IN OR 2434/553
1985 SKYV SW/MH

MCSWAIN MARCI M & KRISTOPHER A
44002 SQUIRREL WAY
CALLAHAN, FL 32011

2025

16-1N-25-0000-0001-0370

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	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

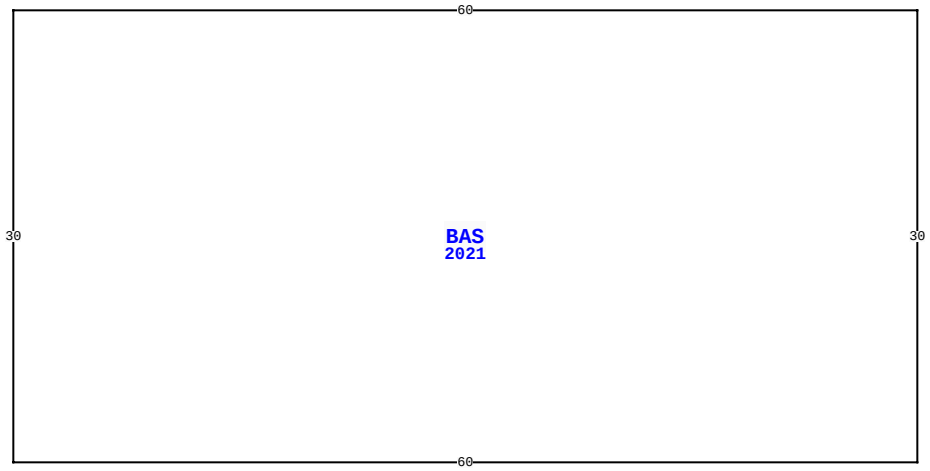
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2021	1,800	218,006
TOTALS	1,800			1,800	218,006

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	146.9000	124.86	224,748	2021	2021	0	0	0	3.00	97.00

2 M/H 94+ – 100% - 2022 Heated Area: 1800 HX Base Yr



44002 SQUIRREL WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		218,006
TOTAL MARKET OB/XF VALUE		9,072
TOTAL LAND VALUE - MARKET		49,500
TOTAL MARKET VALUE		276,578
SOH/AGL Deduction		31,195
ASSESSED VALUE		245,383
TOTAL EXEMPTION VALUE	13	245,383
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		276,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006032	CO ISSUED	0	07/23/2021
21006032	MH MOVE-ON	0	05/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2434/0553	4/13/2020	QC	U	I	11	100
GRANTOR: ADAMS CINDY						
GRANTEE: MCSWAIN MARCI M & K						
1811/0729	8/29/2012	FJ	U	I	11	100
GRANTOR: ADAMS MARY Q ESTATE						
GRANTEE: ADAMS MAJOR & CINDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] 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	0940	SHEDS/PORT	0	100	12	28	336.00	SF	30.00	30.00	100	2021	2021	3	90	9,072	

LAND DESCRIPTION

TOTAL OB/XF 9,072

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	0006	OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	45,000.00	45,000.00	49,500							

REVIEW DATE 06/17/2022 BY TWA Total Acres: 1.10 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 07/30/2025 BY SYS