IN OR 1762/965

SHEPARD STEPHEN M & HEATHER L
44011 MCSWAIN CIRCLE
CALLAHAN, FL 32011-7298

2025

16-1N-25-0000-0001-0380

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
Quality	06	Quality Level 06

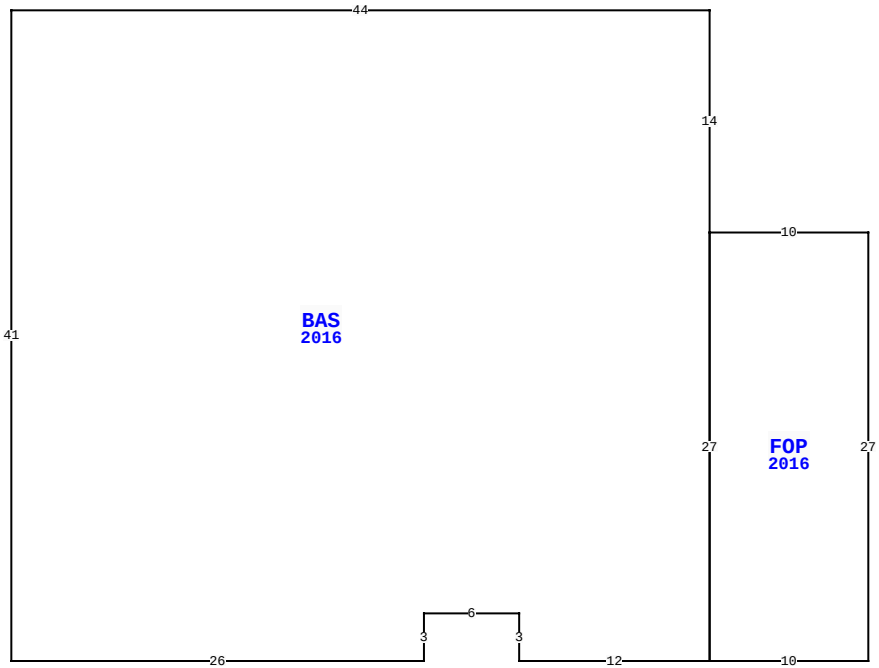
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,786	100	2016	1,786	149,278
FOP	270	30	2016	81	6,770
TOTALS	2,056			1,867	156,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,867	158.6000	134.81	251,690	2009	2009	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2021 Heated Area: 1786 HX Base Yr 2021



44011 MCSWAIN CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		156,048
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		201,048
SOH/AGL Deduction		36,705
ASSESSED VALUE		164,343
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		113,621
TOTAL JUST VALUE		201,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH11-5321	CO'D		02/15/2011
MH11-5321	REPLACEMENT TW/MH		01/11/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1762/0965	10/31/2011	QC	U	V	11	100

GRANTOR: MCSWAIN MICHAEL G & S
GRANTEE: SHEPARD STEPHEN M &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W44 S41 E26 N3 E6 S3 E12 N27 N14 $
FOP=[YR=2016;ORIG=0,41] E10 N27 W10 S27 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/23/2024 BY TW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS