

BLOCK 1 LOT 2
IN OR 2326/240
SWALLOWFORK ESTATES PB 5/305

ROYSTER KARA E
44040 SWALLOWFORK AVE
CALLAHAN, FL 32011

2026

06-1N-25-199S-0001-0020



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	08	SHT VINYL 70			
Interior Floor	14	CARPET 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			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
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	1,312	100	2019	1,312	182,811
FGR	308	55	2019	169	23,548
FOP	64	30	2019	19	2,647
FOP	90	30	2019	27	3,763
TOTALS	1,774			1,527	212,768

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,527	102.8160	142.91	218,224	2019	2019	0	0	0	2.50	97.50

1

SNGL FAM

100% - 2020

Heated Area: 1312

HX Base Yr 2020

29

38

37

8

8

8

14

22

14

20

15

6

2

14

BAS

2019

FGR

2019

FOP

2019

FOP

2019

BLD DATE

YE DATE

LGL DATE

LAND DATE

03/24/2026

ML