BLOCK 1 LOTS 33 34 35 & 36
IN OR 2056/159
SWALLOWFORK ESTATES PB 5/305

MCKELVY SHAUN JOSEPH & TERISIA
44141 SWALLOWFORK AVE
CALLAHAN, FL 32011

2026

06-1N-25-199S-0001-0330

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

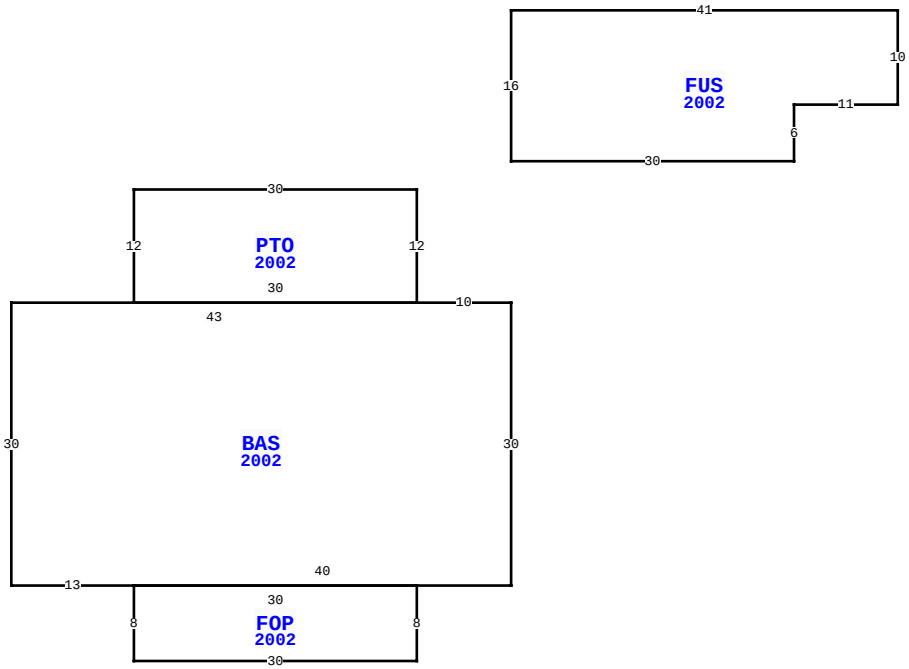
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,590	100	2002	1,590	180,270
FOP	240	30	2002	72	8,163
FUS	590	100	2002	590	66,893
PTO	360	5	2002	18	2,041
TOTALS	2,780			2,270	257,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,270	92.1690	128.11	290,810	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2018 Heated Area: 2180 HX Base Yr 2018



44141 SWALLOWFORK AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		282,548
TOTAL MARKET OB/XF VALUE		1,769
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		484,317
SOH/AGL Deduction		303,205
ASSESSED VALUE		181,112
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		129,701
TOTAL JUST VALUE		484,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260002915	COMPOSITE ROOF SC	11,916	03/18/2026
19010544	GARAGE	46,780	10/04/2019
B01080	NEW CONSTR	100,000	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2056/0159	7/01/2016	WD	Q	I	02	178,000
GRANTOR: O'BERRY JAMES JR & VI						
GRANTEE: MCKELVY SHAUN JOSEP						
0953/1608	10/16/2000	WD	U	V	09	26,000
GRANTOR: WILLIAMS DOLORES HIGG						
GRANTEE: O'BERRY JAMES JR &						

BUILDING NOTES

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	22	8	176.00	SF	30.00	30.00	100	2001	2001	3	20	1,056	
2	0681	POLE SHED	0	100	22	8	176.00	SF	15.00	15.00	100	2001	2001	3	27	713	

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W10 W43 S30 E13 E40 N30 $
FUS=[YR=2002;ORIG=0,-15] N16 E41 S10 W11 S6 W30 $
PTO=[YR=2002;ORIG=-10,0] N12 W30 S12 E30 $
FOP=[YR=2002;ORIG=-40,30] S8 E30 N8 W30 $
PTR=[ORIG=0,0] N15 S15 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,769

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	RSF-2	0.00	0.00	4.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	200,000							

REVIEW DATE 06/03/2026 BY TWX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

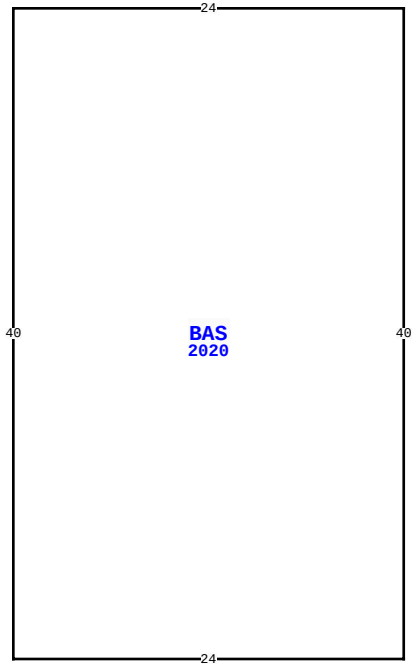
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2020	960	25,181
TOTALS	960			960	25,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	70.7940	27.61	26,506	2020	2020	0	0	0	5.00	95.00

2 GARAGE RES 100% - 2018 Heated Area: 960 HX Base Yr 2018



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0953/1608	10/16/2000	WD	U	V	09	26,000
GRANTOR: WILLIAMS DOLORES HIGG						
GRANTEE: O'BERRY JAMES JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S40 E24 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/03/2026 BY TWX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS