

GREENE MICHAEL & MARIE
44539 SWALLOWFORK AVE
CALLAHAN, FL 32011

06-1N-25-199S-0054-0000

BUILDING CHARACTERISTICS

ELEMENTCD

05 AVERAGE 100

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

14 CARPET 80

08 SHT VINYL 20

03 CENTRAL 100

04 AIR DUCTED 100

4 100
3 100

WOOD FRAME 100

0 0 100
0 100

Quality05 Quality Level 05

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8007.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,35610020082,356125,253

DCK12015200818957

DCK12015200818957

TOTALS2,5962,392127,167

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

20500FP-PRE FAB010001.00UT3,500.003,500.00100200020003812,835

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800022,392140.6400126.58302,7792000200000058.0042.00

M/H 94+100% - 2018Heated Area: 2356HX Base Yr 2018

36403131354112101012DCK2008BAS2008DCK2008

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/21/2026MLU

TOTAL OB/XF2,835

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE127,167

TOTAL MARKET OB/XF VALUE2,835

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE180,002

SOH/AGL Deduction75,125

ASSESSED VALUE104,877

TOTAL EXEMPTION VALUEHX HB SX101,411

BASE TAXABLE VALUE3,466

TOTAL JUST VALUE180,002

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE193,899

SALES DATA

OFF RECORD NumberDATETYPEINSTQUVIRSN CD SALE PRICE

2100/07962/09/2017WDQI05102,000

GRANTOR: SCARBROUGH TIMOTHY C

GRANTEE: GREENE MICHAEL & MA

1730/00303/18/2011WDUI1170,000

GRANTOR: GREEN TREE SERVICING

GRANTEE: SCARBROUGH TIMOTHY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W40 DCK=[YR=2008] N10 W12 S10 E12\$ W36 S31 E35

DCK=[YR=2008] S10 E12 N10 W12\$ E41 N31\$.

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006RM0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE03/23/2026BYTWA

Total Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000

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