LOT 118
SWALLOWFORK ESTATES PHASE 5
PB 5/348

SWEAT BRANDON
44079 MAYHAW LANE
CALLAHAN, FL 32011

2026

06-1N-25-199S-0118-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 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
Quality	05	Quality Level 05

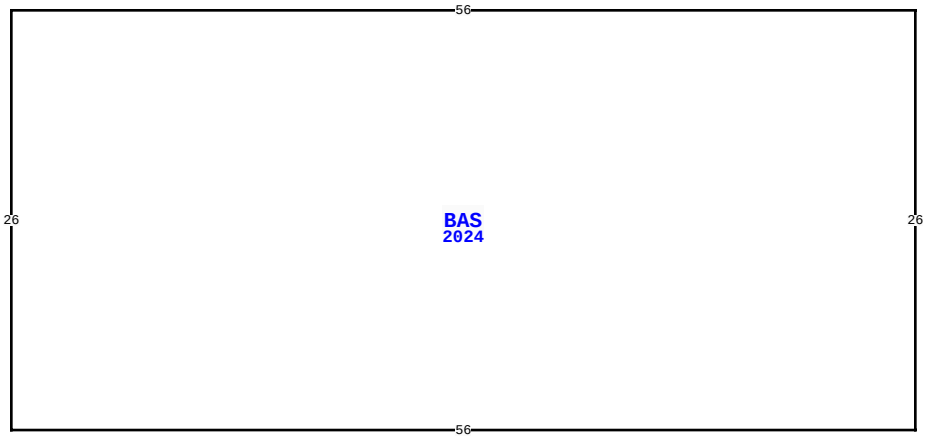
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2024	1,456	181,823
TOTALS	1,456			1,456	181,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	140.1600	126.14	183,660	2024	2024	0	0	0	1.00	99.00

2 M/H 94+ 100% - 2025 Heated Area: 1456 HX Base Yr 2025



44079 MAYHAW LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2026 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		181,823
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		231,823
SOH/AGL Deduction		18,481
ASSESSED VALUE		213,342
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		161,931
TOTAL JUST VALUE		231,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006818	REPLACEMENT - 28X	0	06/07/2024
MH240000217	REPLACEMENT - 28X	0	01/05/2024
230015250	DEMO		11/28/2023
21000082	DEMOLITION	7,900	01/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2720/821	6/14/2024	WD	Q	I	01	260,000
GRANTOR: BEVI CENTURES LLC						
GRANTEE: SWEAT BRANDON						
2668/1574	9/21/2023	WD	Q	I	05	60,000
GRANTOR: SLUDER RALPH L JR & L						
GRANTEE: BEVI CENTURES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E56 S26 W56 N26 $
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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
1	000100	C	RES	100	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/13/2026 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS