

LOTS 119 & 120
IN OR 2194/1615
2004 SKY0 DWMH

SWEAT WILLIAM J & CLARA J
44115 MAYHAW LN
CALLAHAN, FL 32011

2026

06-1N-25-199S-0119-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		4 100
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	8007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2003	2,280	149,561
DCK	80	15	2010	12	787
DCK	150	15	2010	22	1,443
DCK	80	15	2012	12	787
TOTALS	2,590			2,326	152,578

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RM	0.00	0.00	2.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,326	151.8400	136.66	317,871	2003	2003	0	0	52.00	48.00
1 M/H 94+ 100% - 2023 Heated Area: 2280 HX Base Yr 2023											
44115 MAYHAW LN, CALLAHAN											

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

TOTAL OB/XF									
4,127									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					152,578				
TOTAL MARKET OB/XF VALUE					4,127				
TOTAL LAND VALUE - MARKET					100,000				
TOTAL MARKET VALUE					256,705				
SOH/AGL Deduction					15,655				
ASSESSED VALUE					241,050				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					189,639				
TOTAL JUST VALUE					256,705				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					255,912				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25622	ADDITION	1,546	02/01/2012
E12036	NEW CONSTR	0	11/01/2003
MH4265	MH MOVE-ON	0	11/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2194/1615	4/25/2018	WD	Q	I	01	155,000	
GRANTOR:HAMMAR DAVID A							
GRANTEE:SWEAT WILLIAM J & C							
2143/0250	8/28/2017	WD	Q	I	01	135,000	
GRANTOR:CUSSONS JOHANNES CHRI							
GRANTEE:HAMMAR DAVID A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W16 DCK=[YR=2010] N10 W15 DCK=[YR=2012] W8 S10 E8 N10\$ S10 E15 \$ W60 S30 E30 DCK=[YR=2010] S8 E10 N8 W10\$ E46 N30\$.									