LOT 162
SWALLOWFORK ESTATES PHASE 3
PB 5/346

HUGGINS DEVELOPMENT LLC
573200 LESSIE RD
HILLIARD, FL 32046

2026

06-1N-25-199S-0162-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

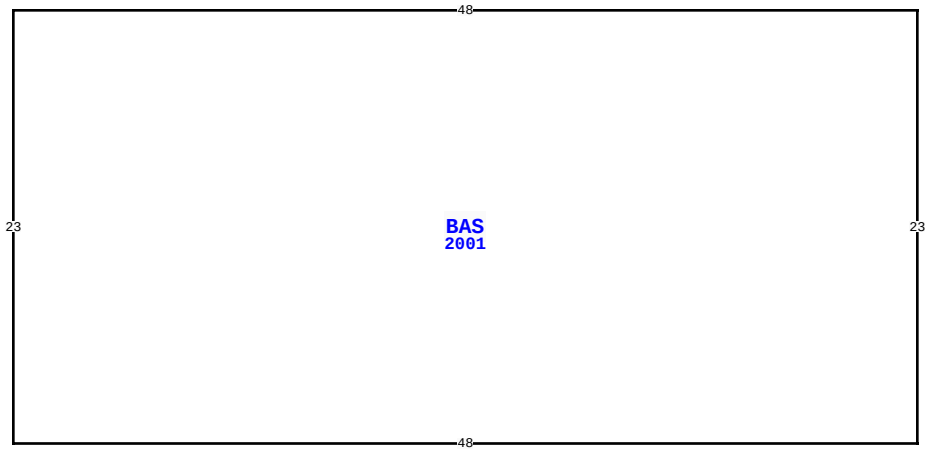
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	2001	1,104	29,616
TOTALS	1,104			1,104	29,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,104	105.2000	89.42	98,720	1988	1988	0	0	0	70.00	30.00

1 M/H 93- 100% - 2017 Heated Area: 1104 HX Base Yr 2017



44091 CAULKINS DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/24/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		29,616
TOTAL MARKET OB/XF VALUE		1,310
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		80,926
SOH/AGL Deduction		47,630
ASSESSED VALUE		33,296
TOTAL EXEMPTION VALUE	HX HB WX SX	33,296
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		80,926
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992856	MH MOVE-ON	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2848/150	2/06/2026	WD	Q	I	05	120,000
GRANTOR: HOWARTER NANCY						
GRANTEE: HUGGINS DEVELOPMENT						
2072/1594	9/06/2016	SW	U	I	12	18,900
GRANTOR: US BANK N A TRUSTEE						
GRANTEE: HOWARTER NANCY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W48 S23 E48 N23$.

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	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	1999	1999	3	20	160	
2	1242	WD DECK A	0	100	0	0	154.00	SF	10.00	10.00	100	1997	1997	3	20	308	
4	0681	POLE SHED	0	100	13	9	117.00	SF	15.00	15.00	100	2009	2009	3	48	842	

LAND DESCRIPTION

TOTAL OB/XF 1,310

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	0005	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