IN OR 359/766
R497859
MH/ID G71611803253A &

MCSWAIN MICHAEL G & SHERRI R
44077 MCSWAIN CIRCLE
CALLAHAN, FL 32011

2026

16-1N-25-0000-0001-0150

BUILDING CHARACTERISTICS

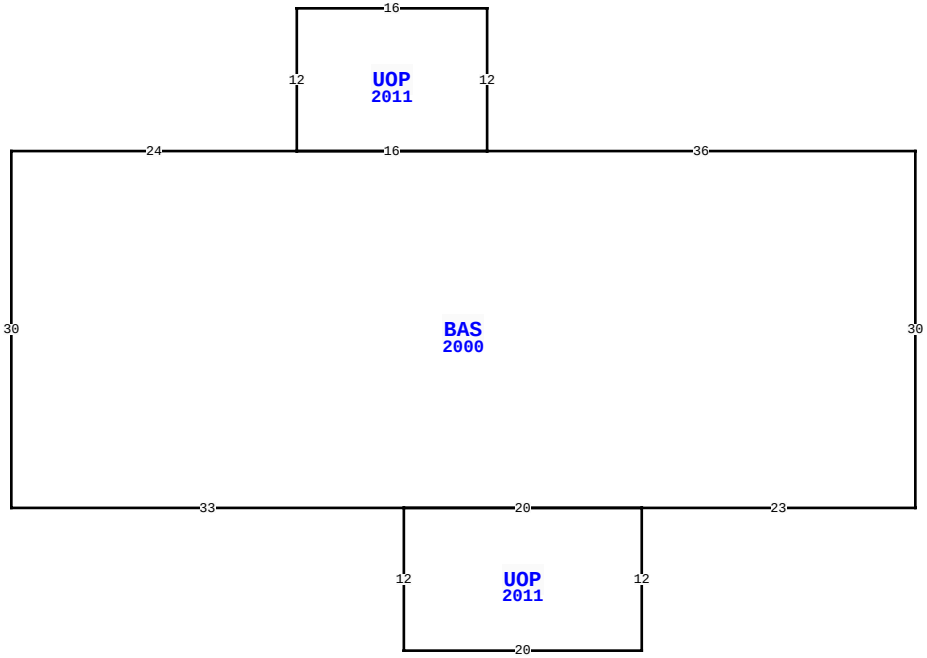
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD 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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2000	2,280	126,814
UOP	192	25	2011	48	2,670
UOP	240	25	2011	60	3,337
TOTALS	2,712			2,388	132,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,388	123.6000	111.24	265,641	1999	2004	0	0	0	50.00	50.00

2 M/H 94+ 100% - 0 Heated Area: 2280 HX Base Yr



44077 MCSWAIN CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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		132,820
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		262,820
SOH/AGL Deduction		132,740
ASSESSED VALUE		130,080
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,669
TOTAL JUST VALUE		262,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP230014765		65,000	11/16/2023
17003425	CO ISSUED	0	04/19/2017
C5321	CO ISSUED	0	02/15/2011
MH5321	MH MOVE-ON	0	01/01/2011
E23181	NEW CONSTR	0	01/01/2011
M15869	H/AC	0	01/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0359/0766	5/01/1982	WD	Q	V		15,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W36 W16 W24 S30 E33 E20 E23 N30 $
UOP=[YR=2011;ORIG=-43,30] S12 E20 N12 W20 $
UOP=[YR=2011;ORIG=-36,0] N12 W16 S12 E16 $
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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
2	0860	POOL/SPA	0	100	25	0	1.00	UT	50,000.00	50,000.00	100	2024	2024	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	80,000							

REVIEW DATE 04/23/2024 BY TW Total Acres: 2.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/09/2026 BY SYS