

FREEMAN CHRISTOPHER M & AMY M
44309 MAPLE WOOD CT
CALLAHAN, FL 32011

04-1N-25-2780-0002-0000



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

30 VINYL 100
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
13 LVT/LAMNT 60
14 CARPET 40
03 CENTRAL 100
04 AIR DUCTED 100

4 100
2 100
02 WOOD FRAME 100

1. 1. 100
0 100
06 DIST 1D 100

Quality04 Quality Level 04
DOR CODE0200MOBILE HOME
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	120,375

TOTALS1,4561,456120,375

MARKET ADJUSTMENTS

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

0832021,456128.480083.51121,591202220220001.0099.00

1 MH 94NO RP - 0% - 2023Heated Area: 1456HX Base Yr

26

56

26

56

BAS2022

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

120,3756,00051,800178,1750178,1750178,175178,175120,37759,300

PERMIT NUMDESCRIPTIONAMTISSUED

C2206597MH MOVE-ON006/30/2022

22006597CO ISSUED006/13/2022

22006597MH MOVE-ON004/27/2022

P10157OTHER0010/01/2005

E15814NEW CONSTR009/01/2005

MH4685MH MOVE-ON009/01/2005

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

2558/05754/25/2022WDUUI3770,000

GRANTOR:CCE PROPERTIES LLC

GRANTEE:FREEMAN CHRISTOPHER

2286/16986/29/2019WDUUI3724,000

GRANTOR:SWEAT CHARLES & JENNI

GRANTEE:CCE PROPERTIES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W56 S26 E56 N26\$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPTH FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

60937WELL00001.00UT3,000.003,000.001002005200531003,000

70936SEPTC TANK00001.00UT3,000.003,000.001002005200531003,000

BLD DATE						LGL DATE	
XF DATE						LAND DATE	
INC DATE						AG DATE	

LAND DESCRIPTION

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

1000102CSFR/MH00007RM0.000.001.48AC1.001.001.0035,000.0035,000.0051,800

REVIEW DATE01/03/2023BYKW

Total Acres: 1.48Total Land Value: 51,800Market: 0Agricultural: 0Common: 51,800PRINTED 08/02/2023 BY SYS