

LOT 3
IN OR 2232/1977
R/W IN OR 729/514

BALL TYRONE II & SENECA
44029 MAGGIE LANE
CALLAHAN, FL 32011

2023

04-1N-25-279E-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8029.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,138	100
BAS	621	100
FOP	32	30
USP	292	30
TOTALS	3,083	2,857

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,857	107.6300	127.81	365,153	1992	2009	0	0	9.75	90.25
1 SNGL FAM - 100% - 2021											
Heated Area: 2759 HX Base Yr 2021											
44029 MAGGIE LN, CALLAHAN											
BLD DATE 05/19/2023 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0861	POOL GUNIT	0 100	0	0	485.00	SF	85.00	85.00	100	1993
2	0810	CONCRETE A	0 100	16	14	224.00	SF	6.50	6.50	100	1992
3	0940	SHEDS/PORT	0 100	12	11	132.00	SF	30.00	30.00	100	1993
4	0845	KOOL DECK	0 100	0	0	446.00	SF	7.25	7.25	100	1993
7	0812	CONCRETE C	0 100	0	0	3,751.00	SF	4.00	4.00	100	2000
8	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2002
9	0681	POLE SHED	0 100	11	5	55.00	SF	15.00	15.00	100	2005
10	0940	SHEDS/PORT	0 100	10	10	100.00	SF	20.10	20.10	100	1997

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	5.00	AC	1.00

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					329,551				
TOTAL MARKET OB/XF VALUE					26,565				
TOTAL LAND VALUE - MARKET					80,000				
TOTAL MARKET VALUE					436,116				
SOH/AGL Deduction					97,030				
ASSESSED VALUE					339,086				
TOTAL EXEMPTION VALUE					HX HB		50,000		
BASE TAXABLE VALUE					289,086				
TOTAL JUST VALUE					436,116				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					354,799				