

LOTS 57 58 & 59
2003 CLAS DW/MH
SWALLOWFORK ESTATE PHASE 4

VARNER GERALD & KATRINA
44019 MAPLE COURT
CALLAHAN, FL 32011

2023

06-1N-25-199S-0057-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Exterior Wall	30	VINYL 100	0800	02	2,180	119.2000	83.44	181,899	2003	2008	0	0	0	36.00	64.00	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2023										Heated Area: 2108					HX Base Yr 2023											
Roof Cover	03	COMP SHNGL 100											Tax Group: 6					Tax Dist:											
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE					116,415											
Interior Floo	14	CARPET 80											TOTAL MARKET OB/XF VALUE					3,766											
Interior Floo	11	CLAY TILE 20											TOTAL LAND VALUE - MARKET					120,000											
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE					240,181											
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction					0											
Bedrooms	4	100											ASSESSED VALUE					240,181											
Bathrooms	2	100											TOTAL EXEMPTION VALUE					HX HB 50,000											
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE					190,181											
Stories	1.	1. 100											TOTAL JUST VALUE					240,181											
Units	0	100	NCON VALUE					0																					
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	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,108	100	2,108	112,571																									
DCK	240	15	36	1,923																									
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TOTALS										2,588	2,180	116,415																	
EXTRA FEATURES										44019 MAPLE CT, CALLAHAN																			
L N	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													
3	0940	SHEDS/PORT	0 100	10	16	160.00	SF	19.50	19.50	100	2003	2003	3	22	686														
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080														
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	3.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	120,000												
REVIEW DATE 09/20/2019 BY KBA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS																													