LOTS 62 & 63
IN OR 1207/888
2004 FTWD DW/MH

CLIFFORD SANDRA L & EDWARD R
44108 MAPLE COURT
CALLAHAN, FL 32011

2023

06-1N-25-199S-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

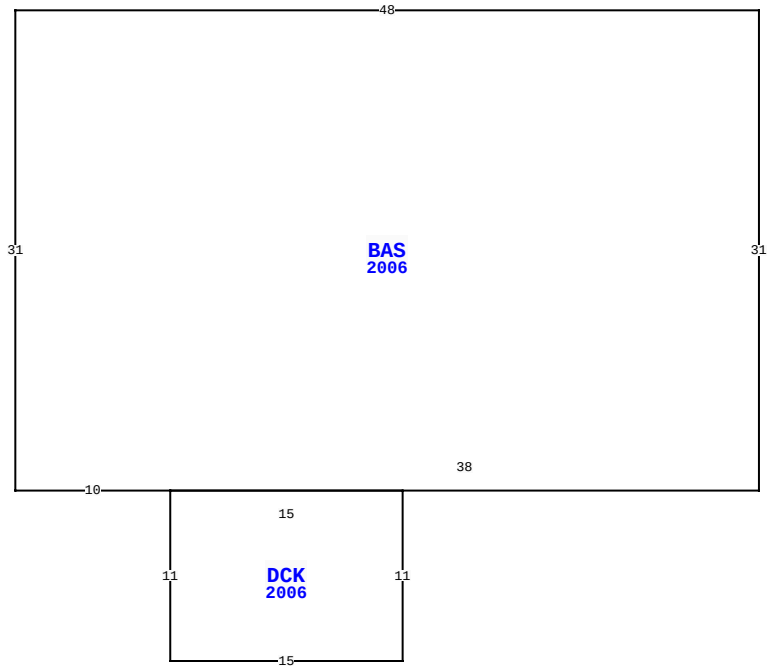
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	80,570
DCK	165	15	25	1,354
TOTALS	1,653		1,513	81,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,513	117.2000	82.04	124,127	2004	2009	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2007 Heated Area: 1488 HX Base Yr 2007



44108 MAPLE CT, CALLAHAN

BLD DATE	05/22/2007 DJ	LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		81,924
TOTAL MARKET OB/XF VALUE		5,983
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		167,907
SOH/AGL Deduction		96,199
ASSESSED VALUE		71,708
TOTAL EXEMPTION VALUE	HX HB	46,708
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		167,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001232	CARPORT	9,560	11/08/2018
M7695	H/AC	0	12/01/2003
E12037	NEW CONSTR	0	11/20/2003
MH4246	MH MOVE-ON	0	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1207/0888	2/10/2004	WD	Q	I		25,600

GRANTOR: HIGGINBOTHAM NORWOOD
GRANTEE: CLIFFORD SANDRA L

BUILDING NOTES

BUILDING DIMENSIONS

BAS 2006= W48 S31 E10 DCK=[YR=2006] S11 E15 N11 W15$ E38 N31$.

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	0510	GARAGE WD-	0	100	24	12	288.00	SF	24.85	24.85	100	2006	2006	3	48	3,435	
3	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2018	2018	3	98	2,548	

LAND DESCRIPTION

TOTAL OB/XF 5,983

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	80,000							

REVIEW DATE 03/16/2020 BY KBP Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS