

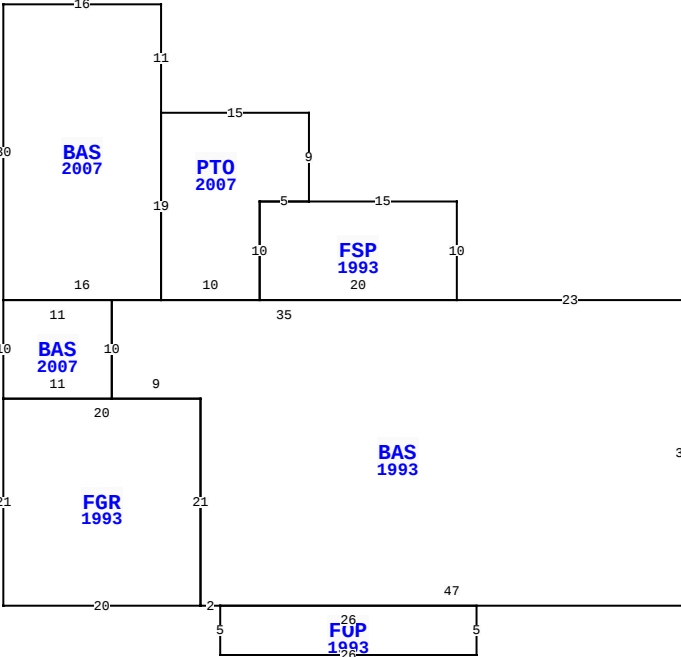
LOT 2 & S-1 OF LOT 1
IN OR 1857/1676
MAPLEWOOD MANOR PB 5/297

VANLIEMPD BETTY J
44036 MAPLEWOOD COURT
CALLAHAN, FL 32011

2023

16-1N-25-1315-0002-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		20	FACE BRICK 80		0900	01	2,561	100.1376	118.91	304,529	1990	1995	0	0	0	18.85	81.15	VALUATION BY					STANDARD											
Exterior Wall		05	AVERAGE 20		1 SNGL FAM - 100% - 2014										Heated Area: 2199					HX Base Yr 2014					Tax Group: 6					Tax Dist:				
Roof Structur		03	GABLE/HIP 100												BUILDING MARKET VALUE					277,631														
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE					24,424														
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET					37,450														
Interior Floo		11	CLAY TILE 50												TOTAL MARKET VALUE					339,505														
Interior Floo		13	LVT/LAMNT 50												SOH/AGL Deduction					139,649														
Air Condition		03	CENTRAL 100												ASSESSED VALUE					199,856														
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE					HX HB 50,000														
Bedrooms		3	100												BASE TAXABLE VALUE					149,856														
Bathrooms		2.5	100												TOTAL JUST VALUE					339,505														
															NCON VALUE					0														
Frame		02	WOOD FRAME 100							INCOME VALUE																								
Stories		1.	1. 100																															
Units		0	100																															
BUD8 Adjustme		06	DIST 1D 100												PREVIOUS YEAR MKT VALUE					264,381														
Occupancy		00	NONE 100																															
Quality		01	Quality Level 01																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA																															
NEIGHBORHOOD/LOC		8005.00																																
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS		1,609	100	1,609	155,261																													
BAS		110	100	110	10,614																													
BAS		480	100	480	46,318																													
FGR		420	55	231	22,290																													
FOP		130	30	39	3,763																													
FSP		200	40	80	7,720																													
PTO		235	5	12	1,158																													
TOTALS		3,184		2,561	247,125																													
EXTRA FEATURES					44036 MAPLEWOOD CT, CALLAHAN										BLD DATE					LGL DATE														
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
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																	
1	0812	CONCRETE C	0	100	0	0	1,425.00	SF	4.00	4.00	100	1990	1990	3	62	3,534																		
2	0510	GARAGE WD-	0	100	40	24	960.00	SF	35.00	35.00	100	1992	1992	3	20	6,720																		
3	0940	SHEDS/PORT	0	100	21	8	168.00	SF	19.50	19.50	100	1965	1965	3	20	655																		
4	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	1985	1985	3	20	780																		
5	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	2002	2002	3	21	819																		
6	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2004	2004	3	24	864																		
7	0681	POLE SHED	0	100	8	19	152.00	SF	15.00	15.00	100	2004	2004	3	40	912																		
8	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2004	2004	3	24	864																		
9	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000																		
10	0940	SHEDS/PORT	0	100	20	12	240.00	SF	19.50	19.50	100	1993	1993	3	20	936																		
LAND DESCRIPTION					TOTAL OB/XF										22,084																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																	
2	000115	C	SFR ACRES	100	0006		0.00	0.00	0.07	AC		1.00	1.00	1.00	35,000.00	35,000.00	2,450																	

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