BLK 1 LOT 7
IN OR 579/98 & OR 682/342
WOODLAND ESTATES UNIT 2

COLEMAN RACHELLE D
44428 MAPLEWOOD COURT
CALLAHAN, FL 32011

2023

16-1N-25-2912-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

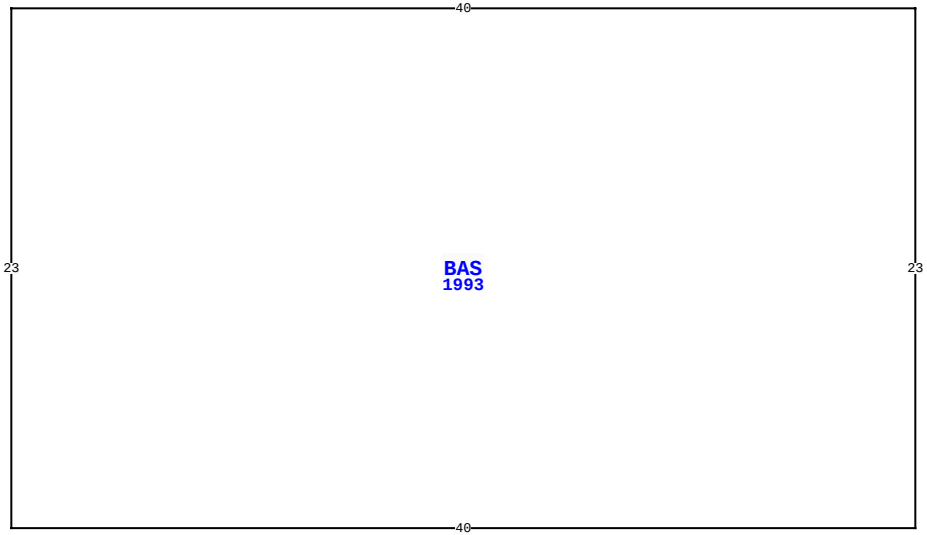
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	920	29,661
TOTALS	920		920	29,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	920	124.0000	80.60	74,152	1991	1996	0	0	0	60.00	40.00

1 M/H 93- – 0% - 0 Heated Area: 920 HX Base Yr



44428 MAPLEWOOD CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	29,661
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	64,661
SOH/AGL Deduction	21,907
ASSESSED VALUE	42,754
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,754
TOTAL JUST VALUE	64,661
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8052	MH MOVE-ON	4,000	02/16/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0682/0342	6/03/1993	QC	U	I	06	100
GRANTOR: HADDEN ROBERT L						
GRANTEE: COLEMAN RACHELLE						
0678/1521	4/13/1993	QC	U	I	06	100
GRANTOR: HADDEN ROBERT L						
GRANTEE: COLEMAN RACHELLE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S23 E40 N23 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	0.70	50,000.00	35,000.00	35,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS