BLOCK 1 LOT 8 (EX S-1 & S-2)
IN OR 1978/1703
R407819 & R407820

FOSKEY MEDFORD GARY & PATRICIA/FOSKEY MEDFORD KEIT
44494 MAPLEWOOD COURT
CALLAHAN, FL 32011

**2023**

**16-1N-25-2912-0001-0080**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

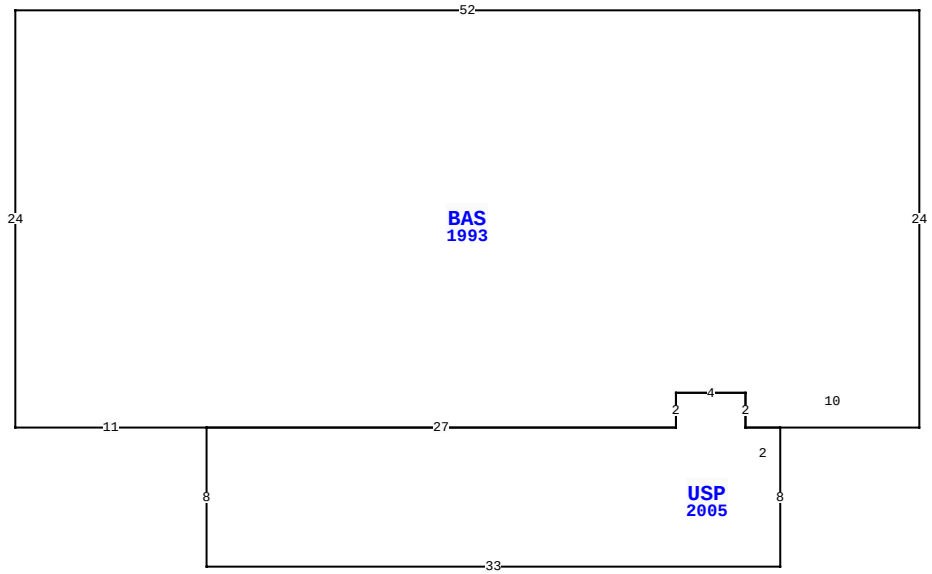
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| 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 | 1,240 | 100 | 1,240 | 28,823 |
| USP | 272 | 50 | 136 | 3,161 |
| TOTALS | 1,512 | | 1,376 | 31,984 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,376 | 119.2000 | 77.48 | 106,612 | 1983 | 1984 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 0 Heated Area: 1240 HX Base Yr




44494 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 | | 31,984 |
| TOTAL MARKET OB/XF VALUE | | 3,441 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 85,425 |
| SOH/AGL Deduction | | 44,202 |
| ASSESSED VALUE | | 41,223 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 16,223 |
| TOTAL JUST VALUE | | 85,425 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 65,409 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1978/1703 | 5/07/2015 | QC | U | I | 11 | 100 |
| GRANTOR: FOSKEY MEDFORD GARY & | | | | | | |
| GRANTEE: FOSKEY MEDFORD GARY | | | | | | |
| 1366/1741 | 11/14/2005 | WD | U | I | 01 | 100 |
| GRANTOR: FOSKEY MEDFORD GARY | | | | | | |
| GRANTEE: FOSKEY MEDFORD G & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W52 S24 E11 USP=[YR=2005] S8 E33 N8 W2 N2 W4 S2 W27$ E27 N2 E4 S2 E10 N24$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0940 | SHEDS/PORT | 0 | 100 | 24 | 12 | 288.00 | SF | 20.10 | 20.10 | 100 | 1988 | 1988 | 3 | 20 | 1,158 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 10 | 80.00 | SF | 20.10 | 20.10 | 100 | 1986 | 1986 | 3 | 20 | 322 | |
| 3 | 0350 | CARPORT WD | 0 | 100 | 10 | 20 | 200.00 | SF | 13.00 | 13.00 | 100 | 1985 | 1985 | 3 | 20 | 520 | |
| 4 | 0350 | CARPORT WD | 0 | 100 | 15 | 17 | 255.00 | SF | 13.00 | 13.00 | 100 | 1990 | 1990 | 3 | 20 | 663 | |
| 5 | 0351 | CARPORT MT | 0 | 100 | 30 | 18 | 540.00 | SF | 6.00 | 6.00 | 100 | 2004 | 2004 | 3 | 24 | 778 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,441

| 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 | 000110 | C | SFR RURAL | 100 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 05/11/2017 BY KBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS