

NETTLES CHARLES B
44139 MAPLEWOOD COURT
CALLAHAN, FL 32011

16-1N-25-2912-0002-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD	20	03	05	14	08	03	04		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD																									
Exterior Wall	03	FACE BRICK 100	03	GABLE/HIP 100	05	COMP SHNGL 100	14	DRYWALL 100	08	SHT VINYL 10	03	CENTRAL 100	04	AIR DUCTED 100							0	18.00	82.00	Tax Group: 6	Tax Dist:																								
Roof Structur	03	GABLE/HIP 100	05	COMP SHNGL 100	14	DRYWALL 100	08	SHT VINYL 10	03	CENTRAL 100	04	AIR DUCTED 100									0	18.00	82.00	BUILDING MARKET VALUE																									
Roof Cover	05	COMP SHNGL 100	14	DRYWALL 100	08	SHT VINYL 10	03	CENTRAL 100	04	AIR DUCTED 100											0	18.00	82.00	TOTAL MARKET OB/XF VALUE																									
Interior Wall	05	COMP SHNGL 100	14	DRYWALL 100	08	SHT VINYL 10	03	CENTRAL 100	04	AIR DUCTED 100											0	18.00	82.00	TOTAL LAND VALUE - MARKET																									
Interior Floo	14	CARPET 90	08	SHT VINYL 10	03	CENTRAL 100	04	AIR DUCTED 100													0	18.00	82.00	TOTAL MARKET VALUE																									
Interior Floo	08	SHT VINYL 10	03	CENTRAL 100	04	AIR DUCTED 100															0	18.00	82.00	SOH/AGL Deduction																									
Air Condition	03	CENTRAL 100	04	AIR DUCTED 100																	0	18.00	82.00	ASSESSED VALUE																									
Heating Type	04	AIR DUCTED 100																			0	18.00	82.00	TOTAL EXEMPTION VALUE																									
Bedrooms		3 100																			0	18.00	82.00	BASE TAXABLE VALUE																									
Bathrooms		2 100																			0	18.00	82.00	TOTAL JUST VALUE																									
Frame	02	WOOD FRAME 100																			0	18.00	82.00	NCON VALUE																									
Stories	1.	1. 100																			0	18.00	82.00	INCOME VALUE																									
Units	0	0 100																			0	18.00	82.00	PREVIOUS YEAR MKT VALUE																									
BUD8 Adjustme	06	DIST 1D 100																			0	18.00	82.00																										
Occupancy	00	NONE 100																			0	18.00	82.00																										
Quality	05	Quality Level 05																			0	18.00	82.00																										
DOR CODE	0100	SINGLE FAMILY																			0	18.00	82.00																										
MAP NUM		MKT AREA																			0	18.00	82.00																										
NEIGHBORHOOD/LOC	8005.00																				0	18.00	82.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	1,432	100	1,432	126,806																																													
DCK	261	10	26	2,303																																													
FEP	460	80	368	32,587																																													
FOP	15	30	4	354																																													
FOP	162	30	49	4,339																																													
FSP	290	40	116	10,272																																													
TOTALS	2,620		1,995	176,661																																													
EXTRA FEATURES										44139 MAPLEWOOD CT, CALLAHAN										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										05/23/2023 MLU									
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																																	