BLOCK 2 LOT 7
R 107593 & R 107594
1985 SUNV SW/MH

WARD MARGIE S
44191 MAPLEWOOD COURT
CALLAHAN, FL 32011

2023

16-1N-25-2912-0002-0070

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	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

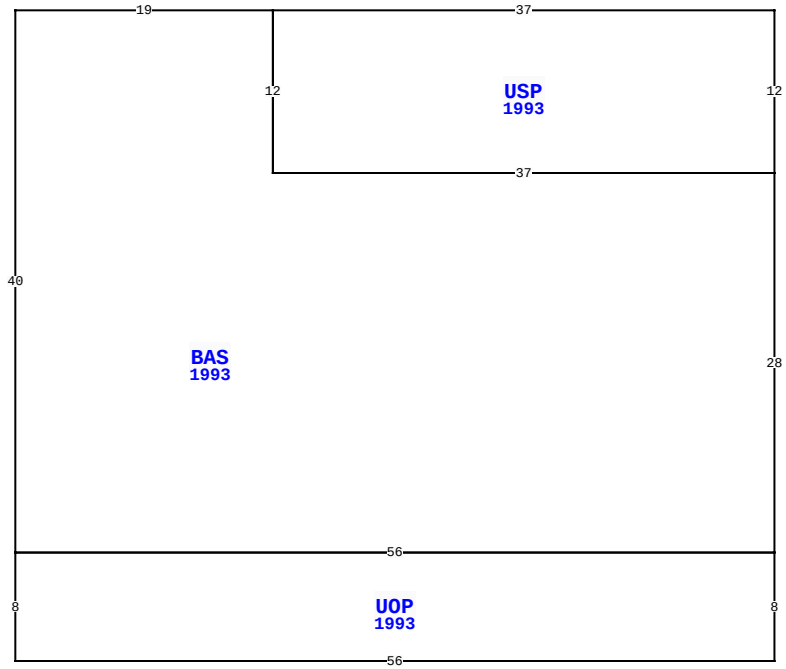
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,796	100	1,796	40,696
UOP	448	25	112	2,538
USP	444	50	222	5,030
TOTALS	2,688		2,130	48,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,130	116.2000	75.53	160,879	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1796 HX Base Yr



44191 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		67,272
TOTAL MARKET OB/XF VALUE		13,228
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		130,500
SOH/AGL Deduction		55,428
ASSESSED VALUE		75,072
TOTAL EXEMPTION VALUE	HX HB	36,885
BASE TAXABLE VALUE		38,187
TOTAL JUST VALUE		130,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971101	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0390/0643	6/01/1983	FS	U	I		100
GRANTOR:						
GRANTEE:						
0314/0529	5/01/1980	WD	Q	V		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W37 BAS=[YR=1993] W19 S40 UOP=[YR=1993] S8 E56 N8 W56$ E56 N28 W37 N12$ S12 E37 N12$.

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	0812	CONCRETE C	0	100	0	0	4,607.00	SF	3.60	3.60	100	1980	1980	3	35	5,805	
4	1242	WD DECK A	0	100	0	0	278.00	SF	10.00	10.00	100	1990	1990	3	20	556	
5	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1997	1997	3	20	1,152	
6	0681	POLE SHED	0	100	27	16	432.00	SF	15.00	15.00	100	2000	2000	3	29	1,879	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	54	1,080	
8	1242	WD DECK A	0	100	0	0	1,177.00	SF	10.00	10.00	100	2000	2000	3	20	2,354	
9	0940	SHEDS/PORT	0	100	10	10	100.00	SF	20.10	20.10	100	2000	2000	3	20	402	

LAND DESCRIPTION

TOTAL OB/XF 13,228

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	0006	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

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

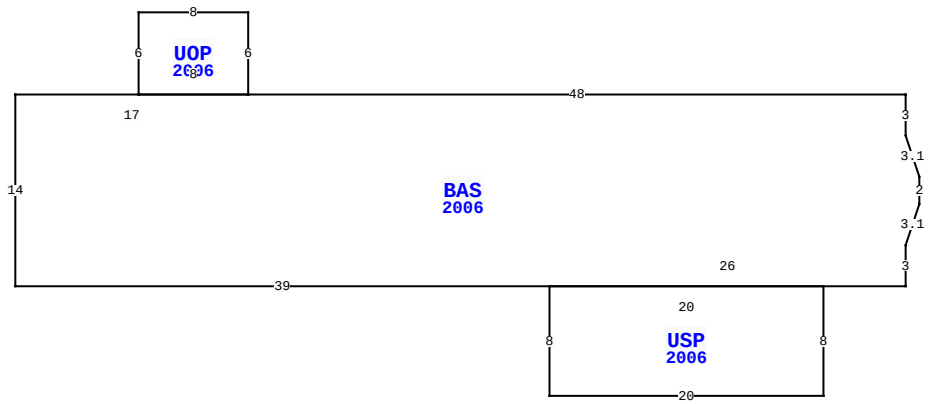
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	915	100	915	17,272
UOP	48	25	12	227
USP	160	50	80	1,510
TOTALS	1,123		1,007	19,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,007	96.8000	62.92	63,360	1985	1985	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 915 HX Base Yr



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GRANTOR:						
GRANTEE:						
0314/0529	5/01/1980	WD	Q	V		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W48 UOP=[YR=2006] N6 W8 S6 E8 $ W17 S14 E39
USP=[YR=2006] S8 E20 N8 W20 $ E26 N3 R1 U3 N2 U3 L1 N3 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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