

BLOCK 2 LOT 10
IN OR 784 PG 950
ESMT PT OR 1861/825

GORDY ALBERT PRICE III
44241 MAPLEWOOD COURT
CALLAHAN, FL 32011

2023

16-1N-25-2912-0002-0100



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	PAGE 1 of 1 6																										
Exterior Wall	15	CONC BLOCK 100	0100	01	2,018	98.0000	88.44	178,472	2002	2002	0	0	0	10.00	90.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1997													Heated Area: 1800													HX Base Yr 1997												
Roof Cover	12	MODULAR MT 100	24 8 UOP 2004 24 36 30 BAS 2002 60 10 FOP 2002 60																																						
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 80																																							
Interior Floo	08	SHT VINYL 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																																								
Occupancy	00	NONE 100																																							
Quality			03	Quality Level 03																																					
DOR CODE			0100		SINGLE FAMILY																																				
MAP NUM					MKT AREA		08																																		
NEIGHBORHOOD/LOC			8005.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,800	100	1,800	143,273																																					
FOP	600	30	180	14,327																																					
UOP	192	20	38	3,025																																					
TOTALS			2,592		2,018	160,625																																			
EXTRA FEATURES					44241 MAPLEWOOD CT, CALLAHAN																																				
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	0351	CARPORT MT	0 100	55 11	605.00	SF	7.50	7.50	100	1985	1985	3	20	908																											
2	0351	CARPORT MT	0 100	55 17	935.00	SF	7.50	7.50	100	1985	1985	3	20	1,403																											
4	0510	GARAGE WD-	0 100	24 22	528.00	SF	35.00	35.00	100	1996	1996	3	25	4,620																											
5	0681	POLE SHED	0 100	24 18	432.00	SF	15.00	15.00	100	1996	1996	3	25	1,620																											
6	0351	CARPORT MT	0 100	55 10	550.00	SF	6.00	6.00	100	1999	1999	3	20	660																											
7	0803	ASPHALT C	0 100	500 10	5,000.00	SF	2.00	2.00	100	2003	2003	3	54	5,400																											
TOTAL OB/XF																14,611																									
LAND DESCRIPTION																																									
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	000100	C	SFR	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																																									