

BLOCK 2 LOT 16
IN OR 899/1999
HMST3407AGA & HMST3407BGA

KEEFER NELSON R & CLAUDIA A
44387 MAPLEWOOD COURT
CALLAHAN, FL 32011

2023

16-1N-25-2912-0002-0160



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 Floop	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	1,848	100	1,848	44,685
TOTALS	1,848		1,848	44,685

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	0940	SHEDS/PORT	0 100	10	16	160.00	SF	19.50	19.50	100	1980	1980	3	20	624	
2	0940	SHEDS/PORT	0 100	10	16	160.00	SF	19.50	19.50	100	1980	1980	3	20	624	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
4	1242	WD DECK A	0 100	20	16	320.00	SF	10.00	10.00	100	2000	2000	3	20	640	
5	0940	SHEDS/PORT	0 100	20	9	180.00	SF	19.50	19.50	100	1995	1995	3	20	702	
6	0940	SHEDS/PORT	0 100	20	9	180.00	SF	19.50	19.50	100	1995	1995	3	20	702	

LAND DESCRIPTION			TOTAL OB/XF 5,602													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE 05/11/2017 BY KBX

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,848	124.0000	80.60	148,949	1988	1988	0	0	70.00	30.00
1 M/H 93- - 100% - 2001 Heated Area: 1848 HX Base Yr 2001											
28 66 28 66 BAS 2000											
44387 MAPLEWOOD CT, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/23/2023 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	10	16	160.00	SF	19.50	19.50	100	1980
2	0940	SHEDS/PORT	0 100	10	16	160.00	SF	19.50	19.50	100	1980
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988
4	1242	WD DECK A	0 100	20	16	320.00	SF	10.00	10.00	100	2000
5	0940	SHEDS/PORT	0 100	20	9	180.00	SF	19.50	19.50	100	1995
6	0940	SHEDS/PORT	0 100	20	9	180.00	SF	19.50	19.50	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT	

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		44,685	
TOTAL MARKET OB/XF VALUE		5,602	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		100,287	
SOH/AGL Deduction		48,143	
ASSESSED VALUE		52,144	
TOTAL EXEMPTION VALUE		HX HB VX	32,144
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		100,287	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		74,587	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992725	MH MOVE-ON	0	01/06/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0899/1999	9/21/1999	WD	Q	I	
GRANTOR: VANDIGO DEBRA LYNN					SALE PRICE 35,000
GRANTEE: KEEFER NELSON & CLA					
0592/1180	3/16/1990	QC	U	I	01
GRANTOR: VANDIGO EDWARD W JR					100
GRANTEE: VANDIGO DEBRA LYNN					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
---------------------	--	--	--	--	--	--	--	--	--	--	--

BAS=[YR=2000] W66 S28 E66 N28 \$.

ND LUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
50,000							

PRINTED 08/02/2023 BY SYS