

FLIGHT JEFF & MARGARET
44461 MAPLEWOOD COURT
CALLAHAN, FL 32011

16-1N-25-2912-0002-0230

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 10										0900 01 2,067 110.7400 131.50 271,810 1989 2010 0 0 5.50 94.50										Tax Group: 6 Tax Dist:									
Roof Structur 03										1 SNGL FAM - 0% - 0 Heated Area: 1976 HX Base Yr										BUILDING MARKET VALUE 256,860									
Roof Cover 12																				TOTAL MARKET OB/XF VALUE 12,620									
Interior Wall 05																				TOTAL LAND VALUE - MARKET 50,000									
Interior Floo 08																				TOTAL MARKET VALUE 319,480									
Interior Floo 14																				SOH/AGL Deduction 55,711									
Air Condition 03																				ASSESSED VALUE 263,769									
Heating Type 04																				TOTAL EXEMPTION VALUE 0									
Bedrooms																				BASE TAXABLE VALUE 263,769									
Bathrooms																				TOTAL JUST VALUE 319,480									
Frame 02																				NCON VALUE 0									
Stories																				INCOME VALUE									
Units 1.																				PREVIOUS YEAR MKT VALUE 239,790									
BUD8 Adjustme 06																													
Occupancy 00																													
Quality 03																													
DOR CODE 0100																													
MAP NUM										MKT AREA 08																			
NEIGHBORHOOD/LOC 8005.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,456 100 1,456 180,933																													
BAS 520 100 520 64,619																													
FOP 144 30 43 5,344																													
USP 160 30 48 5,965																													
TOTALS 2,280 2,067 256,860																													
EXTRA FEATURES										44481 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 0500 FP-PRE FAB 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 1989 1989 3 68 2,380																													
2 0510 GARAGE WD- 0 0 30 20 600.00 SF 35.00 35.00 100 1991 1991 3 20 4,200																													
3 0811 CONCRETE B 0 0 29 20 580.00 SF 5.20 5.20 100 1987 1987 3 54.5 1,644																													
4 0811 CONCRETE B 0 0 40 3 120.00 SF 5.20 5.20 100 1987 1987 3 54.5 340																													
5 0940 SHEDS/PORT 0 0 8 11 88.00 SF 30.00 30.00 100 1980 1980 3 20 528																													
7 0681 POLE SHED 0 0 30 12 360.00 SF 15.00 15.00 100 2005 2005 3 44 2,376																													
8 0940 SHEDS/PORT 0 0 16 12 192.00 SF 30.00 30.00 100 1997 1997 3 20 1,152																													
LAND DESCRIPTION										TOTAL OB/XF 12,620																			
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																													
1 000110 C SFR RURAL 0 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 10/13/2020 BY KB										Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000										PRINTED 08/02/2023 BY SYS									