LOTS 57 58 & 59
2003 CLAS DW/MH
SWALLOWFORK ESTATE PHASE 4

VARNER GERALD & KATRINA
44019 MAPLE COURT
CALLAHAN, FL 32011

2024

06-1N-25-199S-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

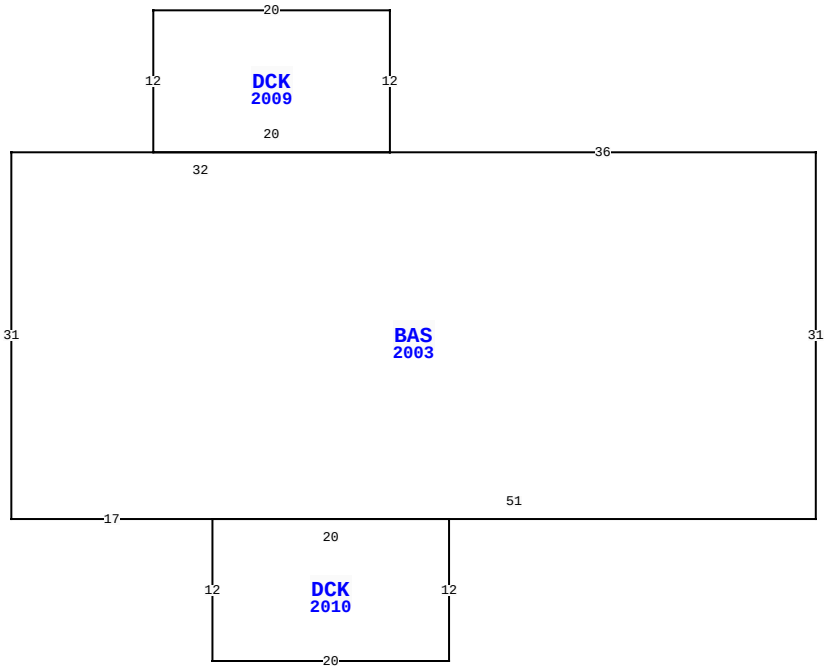
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	8007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2,108	116,842
DCK	240	15	36	1,995
DCK	240	15	36	1,995
TOTALS	2,588		2,180	120,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,180	119.2000	89.40	194,892	2003	2008	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2023 Heated Area: 2108 HX Base Yr 2023



44019 MAPLE CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		120,833
TOTAL MARKET OB/XF VALUE		3,700
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		214,533
SOH/AGL Deduction		0
ASSESSED VALUE		214,533
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		164,533
TOTAL JUST VALUE		214,533
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013920	REPAIR/RRF	10,700	10/12/2021
B23422	XFOB	8,993	03/01/2010
E11058	NEW CONSTR	0	04/01/2003
M6977	H/AC	0	04/01/2003
P6606	NEW CONSTR	0	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/1039	3/28/2022	SW	U	I	37	60,000
GRANTOR: MOODY BLUES INC						
GRANTEE: VARNER GERALD & KAT						
2206/1563	6/27/2018	WD	U	I	11	100
GRANTOR: MOODY RICHARD MICHAEL						
GRANTEE: MOODY BLUES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W36 DCK=[YR=2009] N12 W20 S12 E20$ W32 S31 E17
DCK=[YR=2010] S12 E20 N12 W20$ E51 N31$.

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	0940	SHEDS/PORT	0	100	10	16	160.00	SF	19.50	19.50	100	2003	2003	3	21	655	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,700

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	0005	RM	0.00	0.00	3.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/06/2024 BY SYS