



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	30	VINYL 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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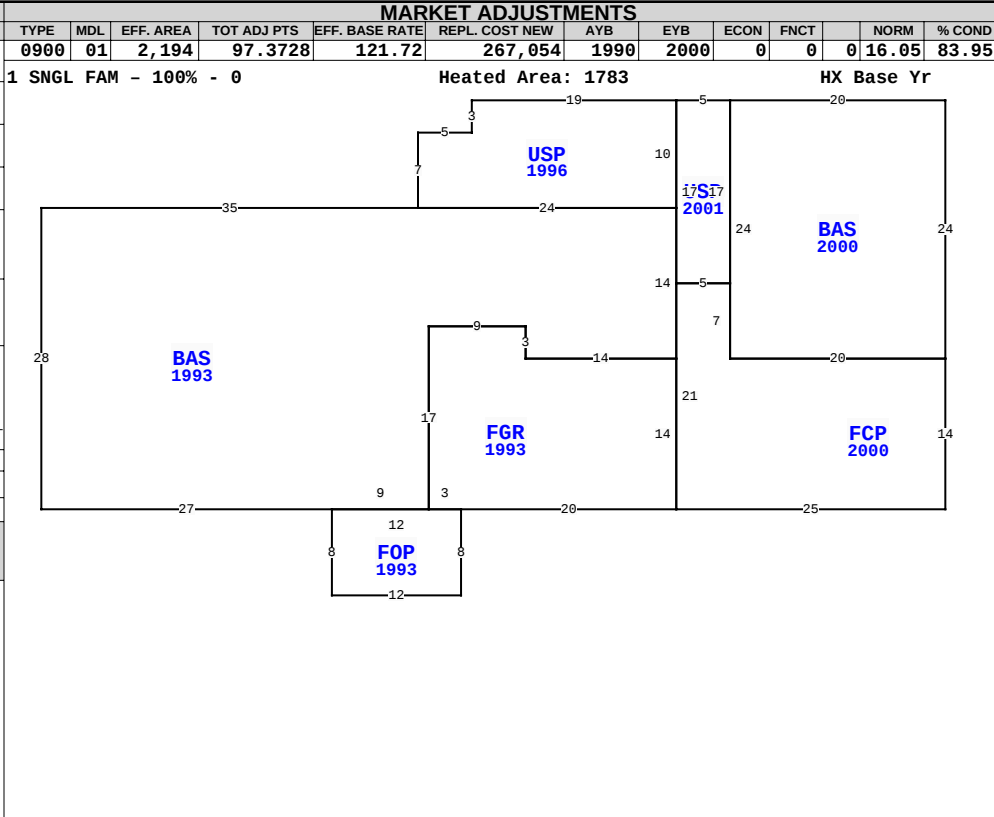
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,303	100	1,303	133,146
BAS	480	100	480	49,049
FCP	385	25	96	9,810
FGR	349	55	192	19,619
FOP	96	30	29	2,963
USP	225	30	68	6,949
USP	85	30	26	2,657
TOTALS	2,923		2,194	224,192

EXTRA FEATURES		
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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	0810	CONCRETE A	0	100	0	0			55.00	SF	6.50				213	
2	0811	CONCRETE B	0	100	0	0			987.00	SF	5.20				3,593	
3	0810	CONCRETE A	0	100	0	0			279.00	SF	6.50				1,433	

LAND DESCRIPTION		
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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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							



44048 MAPLEWOOD CT, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF		
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TOTAL OB/XF		
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NASSAU COUNTY PROPERTY		
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VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		224,192
TOTAL MARKET OB/XF VALUE		5,239
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		264,431
SOH/AGL Deduction		141,287
ASSESSED VALUE		123,144
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,144
TOTAL JUST VALUE		264,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005255	REPAIR/RRF	5,056	05/01/2021
18005002	REPAIR/RRF	1,794	06/01/2018
B007313	REPAIR/RRF	10,000	07/01/2000
M004177	H/AC	0	03/01/2000
B996591	ADDITION	30,000	11/01/1999
B952077	ADDITION	2,582	07/01/1995

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B007313	REPAIR/RRF	10,000	07/01/2000
M004177	H/AC	0	03/01/2000
B996591	ADDITION	30,000	11/01/1999
B952077	ADDITION	2,582	07/01/1995

BUILDING NOTES		
BUILDING DIMENSIONS		
BAS=[YR=2000] W20 USP=[YR=2001] W5 USP=[YR=1996] W19 S3 W5 S7 BAS=[YR=1993] W35 S28 E27 FOP=[YR=1993] S8 E12 N8 FGR=[YR=1993] E20 FCP=[YR=2000] E25 N14 W20 N7 W5 S21 \$ N14 W14 N3 W9 S17 E3 \$ W12 \$ E9 N17 E9 S3 E14 N14 W24 \$ E24 N10 \$ S17 E5 N17 \$ S24 E20 N24 \$.		