

LOT 2 & S-1 OF LOT 1
IN OR 1857/1676
MAPLEWOOD MANOR PB 5/297

VANLIEMPD BETTY J
44036 MAPLEWOOD COURT
CALLAHAN, FL 32011

2024

16-1N-25-1315-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame Stories	02	WOOD FRAME 100
Units	1.	1. 100
		0 100
BUD8 Adjustme	06	DIST 1D 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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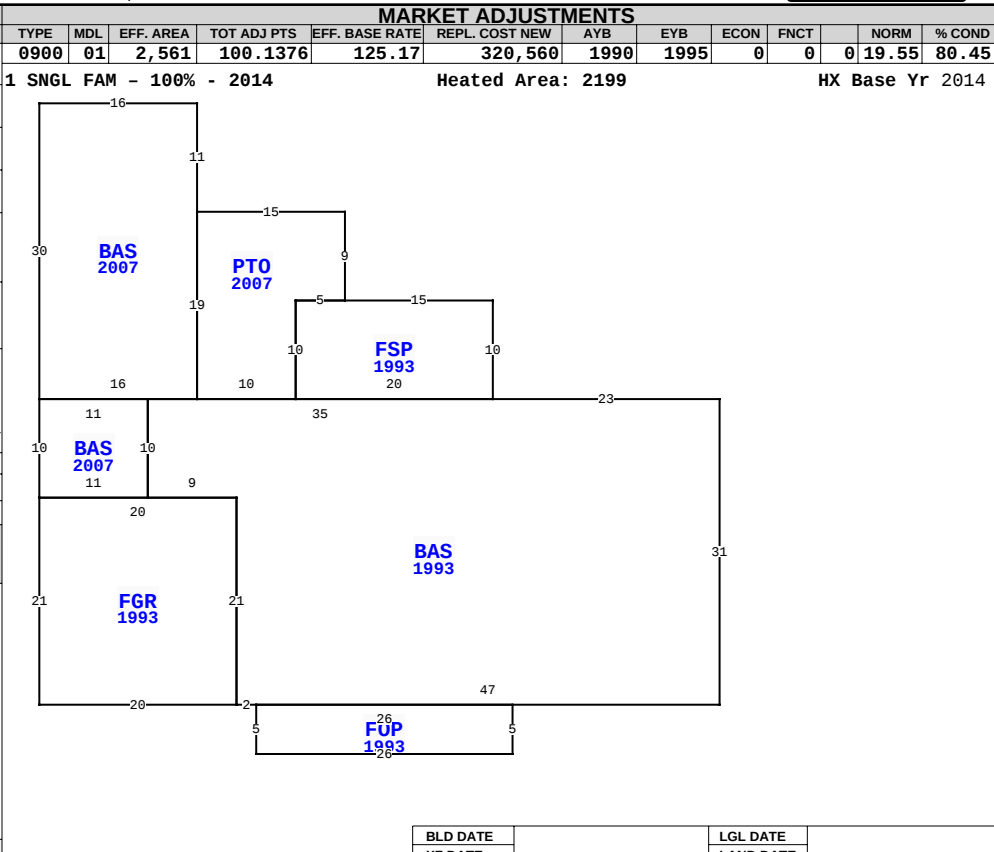
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,609	100	1,609	162,025
BAS	110	100	110	11,077
BAS	480	100	480	48,336
FGR	420	55	231	23,261
FOP	130	30	39	3,928
FSP	200	40	80	8,056
PTO	235	5	12	1,208
TOTALS	3,184		2,561	257,891

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0812	CONCRETE C	0 100	0	0	1,425.00	SF	4.00	4.00	100	1990	1990	3	59.5	3,392	
2	0510	GARAGE WD-	0 100	40	24	960.00	SF	35.00	35.00	100	1992	1992	3	20	6,720	
4	0940	SHEDS/PORT	0 100	20	10	200.00	SF	19.50	19.50	100	1985	1985	3	20	780	
5	0940	SHEDS/PORT	0 100	20	10	200.00	SF	19.50	19.50	100	2002	2002	3	20	780	
6	0351	CARPORT MT	0 100	18	20	360.00	SF	10.00	10.00	100	2004	2004	3	22	792	
7	0681	POLE SHED	0 100	8	40	320.00	SF	15.00	15.00	100	2004	2004	3	36	1,728	
8	0351	CARPORT MT	0 100	18	20	360.00	SF	10.00	10.00	100	2004	2004	3	22	792	
10	0940	SHEDS/PORT	0 100	20	12	240.00	SF	19.50	19.50	100	1993	1993	3	20	936	
11	0351	CARPORT MT	0 100	18	20	360.00	SF	10.00	10.00	100	2013	2013	3	60	2,160	

LAND DESCRIPTION		
L N	USE CODE	CLS

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							
2	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	0.07	AC		1.00	1.00	1.00	35,000.00	35,000.00	2,450							



44036 MAPLEWOOD CT, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY										PAGE 1 of 2		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE										306,009		
TOTAL MARKET OB/XF VALUE										18,080		
TOTAL LAND VALUE - MARKET										37,450		
TOTAL MARKET VALUE										361,539		
SOH/AGL Deduction										161,169		
ASSESSED VALUE										200,370		
TOTAL EXEMPTION VALUE					HX HB					50,000		
BASE TAXABLE VALUE										150,370		
TOTAL JUST VALUE										361,539		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										339,505		
(24X52) DW/MH @ 43577 RATLIFF RD												

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 60		
Interior Floo	08	SHT VINYL 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	02	3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
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, 248	100	1, 248	48, 118
TOTALS	1, 248		1, 248	48, 118

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,248	122.4000	91.80	114,566	1994	1998	0	0	58.00	42.00
3 M/H 94+ - 100% - 2014				Heated Area: 1248				HX Base Yr 2014			
24 52 24 52 BAS 2013											

BLD DATE		LGL DATE
XF DATE		LAND DATE