BLOCK 1 PT OF LOT 3
IN OR 2236/897
EX S-2 OF 2

WILLIAMSON BOYD O & JANICE L/E/
44348 MAPLEWOOD COURT
CALLAHAN, FL 32011

2024

16-1N-25-2912-0001-0031

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

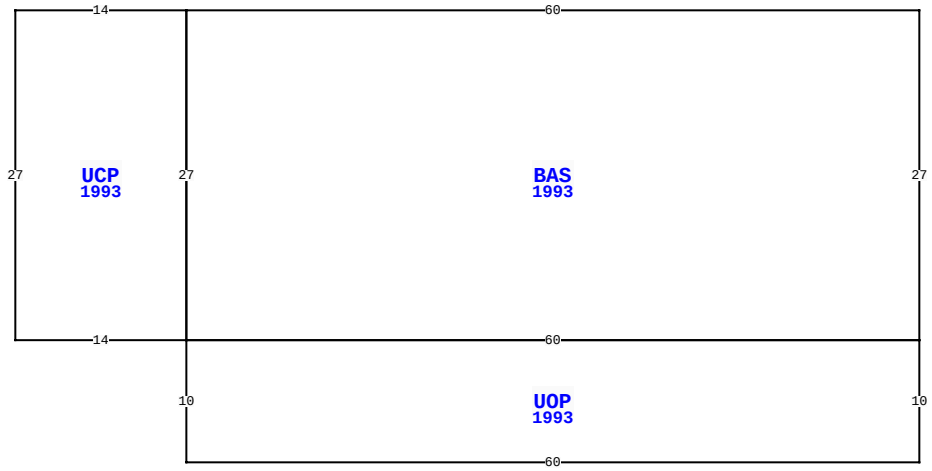
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	39,191
UCP	378	20	76	1,839
UOP	600	25	150	3,629
TOTALS	2,598		1,846	44,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,846	115.2000	80.64	148,861	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1620 HX Base Yr



44348 MAPLEWOOD CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		188,296
TOTAL MARKET OB/XF VALUE		3,240
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		226,536
SOH/AGL Deduction		38,769
ASSESSED VALUE		187,767
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		137,767
TOTAL JUST VALUE		226,536
NCON VALUE		143,638
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001871	CO ISSUED	0	02/26/2019
18008455	MH MOVE-ON	0	01/01/2019
8226	CARPORT	7,456	07/06/1992
8904	MH MOVE-ON	32,000	05/21/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2236/0897	11/13/2018	LE	U	I	11	100
GRANTOR: WILLIAMSON BOYD O & J						
GRANTEE: WILLIAMSON BOYD O &						
1375/1650	12/21/2005	QC	U	I	01	12,500
GRANTOR: WILLIAMSON JANICE MAR						
GRANTEE: WILLIAMSON BOYD O &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 UCP=[YR=1993] W14 S27 E14 N27$S27
UOP=[YR=1993] S10 E60 N10 W60$ E60 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2002	2002	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 3,240

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	0.70	50,000.00	35,000.00	35,000							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS

BLOCK 1 PT OF LOT 3
IN OR 2236/897
EX S-2 OF 2

WILLIAMSON BOYD O & JANICE L/E/
44348 MAPLEWOOD COURT
CALLAHAN, FL 32011

2024

16-1N-25-2912-0001-0031

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

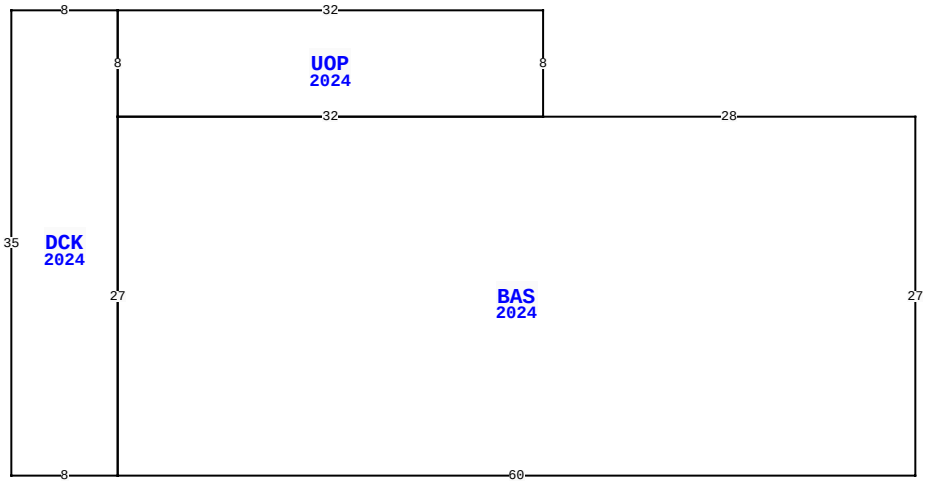
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,620	100	1,620	134,816
DCK	280	15	42	3,495
UOP	256	25	64	5,326
TOTALS	2,156		1,726	143,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,726	116.8000	87.60	151,198	2019	2019	0	0	0	5.00	95.00

2 M/H 94+ - 100% - 2024 Heated Area: 1620 HX Base Yr



44348 MAPLEWOOD CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		188,296
TOTAL MARKET OB/XF VALUE		3,240
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		226,536
SOH/AGL Deduction		38,769
ASSESSED VALUE		187,767
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		137,767
TOTAL JUST VALUE		226,536
NCON VALUE		143,638
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2236/0897	11/13/2018	LE	U	I	11	100
GRANTOR: WILLIAMSON BOYD O & J						
GRANTEE: WILLIAMSON BOYD O &						
1375/1650	12/21/2005	QC	U	I	01	12,500
GRANTOR: WILLIAMSON JANICE MAR						
GRANTEE: WILLIAMSON BOYD O &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E32 E28 S27 W60 N27 $
UOP=[YR=2024;ORIG=10,10] E32 N8 W32 S8 $
DCK=[YR=2024;ORIG=10,2] W8 S35 E8 N27 N8 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS