BLK 1 PT OF LOT 8
IN OR 455/692
WOODLAND ESTATES UNIT 2

JENKINS EDWARD F & MELISSA W
44476 MAPLEWOOD COURT
CALLAHAN, FL 32011

2024

16-1N-25-2912-0001-0081

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

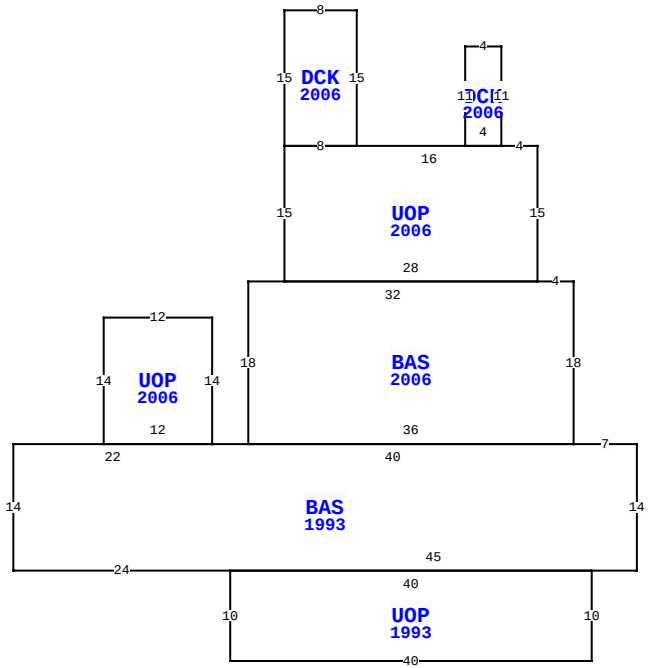
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	966	100	966	35,217
BAS	648	100	648	23,623
DCK	44	15	7	255
DCK	120	15	18	656
UOP	400	25	100	3,646
UOP	168	25	42	1,531
UOP	420	25	105	3,828
TOTALS	2,766		1,886	68,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,886	124.0000	86.80	163,705	1984	1998	0	0	0	58.00	42.00

1 M/H 93- – 100% - 0 Heated Area: 1614 HX Base Yr



44476 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	68,756
TOTAL MARKET OB/XF VALUE	6,805
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	125,561
SOH/AGL Deduction	57,779
ASSESSED VALUE	67,782
TOTAL EXEMPTION VALUE	HX HB 42,782
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	125,561
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0455/0692	5/01/1985	WD	Q	V		11,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 BAS=[YR=2006] N18 W4 UOP=[YR=2006] N15 W4 DCK=[YR=2006] N11 W4 S11 E4$ W16 DCK=[YR=2006] N15 W8 S15 E8$ W8 S15 E28$ W32 S18 E36$ W40 UOP=[YR=2006] N14 W12 S14 E12$ W22 S14 E24 UOP=[YR=1993] S10 E40 N10 W40$ E45 N14$.

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	0510	GARAGE WD-	0	100	16	20	320.00	SF	28.00	28.00	100	1991	1991	3	20	1,792	
2	1242	WD DECK A	0	100	14	22	308.00	SF	10.00	10.00	100	1993	1993	3	20	616	
3	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	2004	2004	3	36	1,037	
4	0530	STBL WD	0	100	20	20	400.00	SF	30.00	30.00	100	2000	2000	3	28	3,360	

LAND DESCRIPTION

TOTAL OB/XF 6,805

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS