BLOCK 2 LOT 18 2003 MERIT TW
IN OR 956/1922
WOODLAND ESTATES UNIT 2

VANDIGO EDWARD W JR
44409 MAPLEWOOD COURT
CALLAHAN, FL 32011

2024

16-1N-25-2912-0002-0180

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	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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

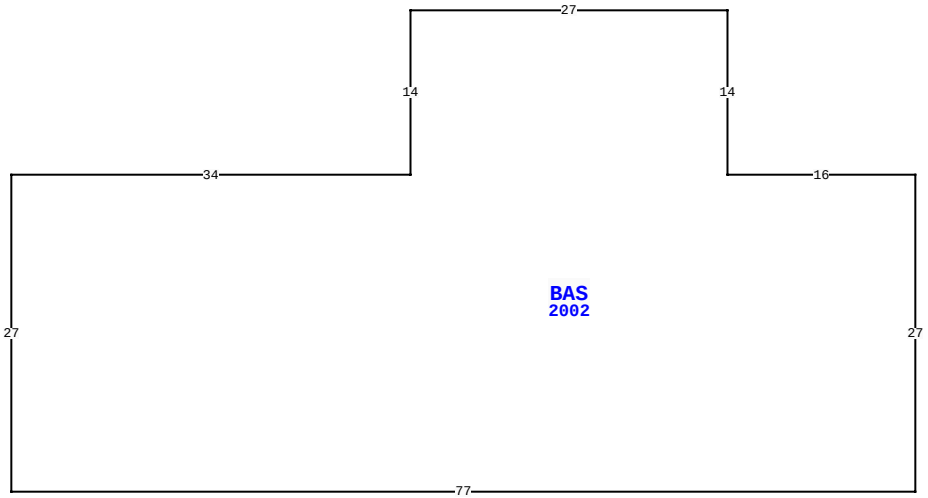
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,457	100	2,457	107,985
TOTALS	2,457		2,457	107,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,457	117.2000	87.90	215,970	2002	2002	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 0 Heated Area: 2457 HX Base Yr



44409 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		107,985
TOTAL MARKET OB/XF VALUE		3,514
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		161,499
SOH/AGL Deduction		67,685
ASSESSED VALUE		93,814
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		43,814
TOTAL JUST VALUE		161,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M6279	H/AC	0	07/01/2002
P5963	NEW CONSTR	0	07/01/2002
MH3926	MH MOVE-ON	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0956/1922	11/03/2000	QC	U	I	01	100
GRANTOR: VANDIGO CARLIE J						
GRANTEE: VANDIGO EDWARD W JR						
0294/0448	6/01/1979	WD	Q	V		8,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W16 N14 W27 S14 W34 S27 E77 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	2002	2002	3	86	3,010	
2	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2003	2003	3	21	504	

LAND DESCRIPTION

TOTAL OB/XF 3,514

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS