BLOCK 2 LOTS 24 & 25
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

PILLEY MARK WAYNE/PILLEY GLORIA JANE
44517 MAPLEWOOD COURT
CALLAHAN, FL 32011

**2024**

**16-1N-25-2912-0002-0240**

## NASSAU COUNTY PROPERTY



## 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 | 03 | CONC FINSH 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 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

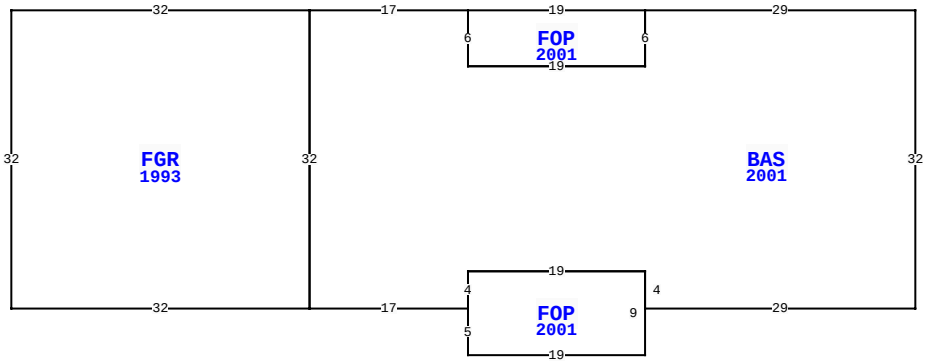
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8005.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,890 | 100 | 1,890 | 152,933 |
| FGR | 1,024 | 55 | 563 | 45,556 |
| FOP | 114 | 30 | 34 | 2,751 |
| FOP | 171 | 30 | 51 | 4,127 |
| TOTALS | 3,199 | | 2,538 | 205,368 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,538 | 100.8000 | 95.76 | 243,039 | 1980 | 1990 | 0 | 0 | 0 | 15.50 | 84.50 |

1 SINGLE FAM – 0% - 2024 Heated Area: 1890 HX Base Yr




44517 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 | 205,368 |
| TOTAL MARKET OB/XF VALUE | 5,132 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 260,500 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 260,500 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 260,500 |
| TOTAL JUST VALUE | 260,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 248,906 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B19352 | ADDITION | 8,550 | 01/01/2007 |
| Z981086 | OTHER | 0 | 11/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2621/1701 | 2/27/2023 | WD | Q | I | 01 | 300,000 |
| GRANTOR: THOMAS VERNON K & NOR | | | | | | |
| GRANTEE: PILLEY MARK WAYNE & | | | | | | |
| 0336/0385 | 5/01/1981 | WD | Q | V | | 7,800 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W29 FOP=[YR=2001] W19 S6 E19 N6 $ S6 W19 N6 W17 FGR=[YR=1993] W32 S32 E32 N32 $ S32 E17 FOP=[YR=2001] S5 E19 N9 W19 S4 $ N4 E19 S4 E29 N32 $ .

## 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 | 0504 | FP-ELECTRI | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2001 | 2001 | 3 | 85 | 1,700 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 25 | 30 | 750.00 | SF | 5.20 | 5.20 | 100 | 2007 | 2007 | 3 | 88 | 3,432 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,132

| 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 | 000100 | C | SFR | 0 | 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 03/11/2024 BY WWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS