

PT OF LOT 24 (S-1)
IN OR 1943/1349
MCARTHUR SUB PB 3/16

MAGGARD CHRISTINA L
45025 MAHONEY ST
CALLAHAN, FL 32011

2024

49-2N-25-4140-0024-0010



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 80
Interior Floo	13	LVT/LAMNT 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
Occupancy	00	NONE 100

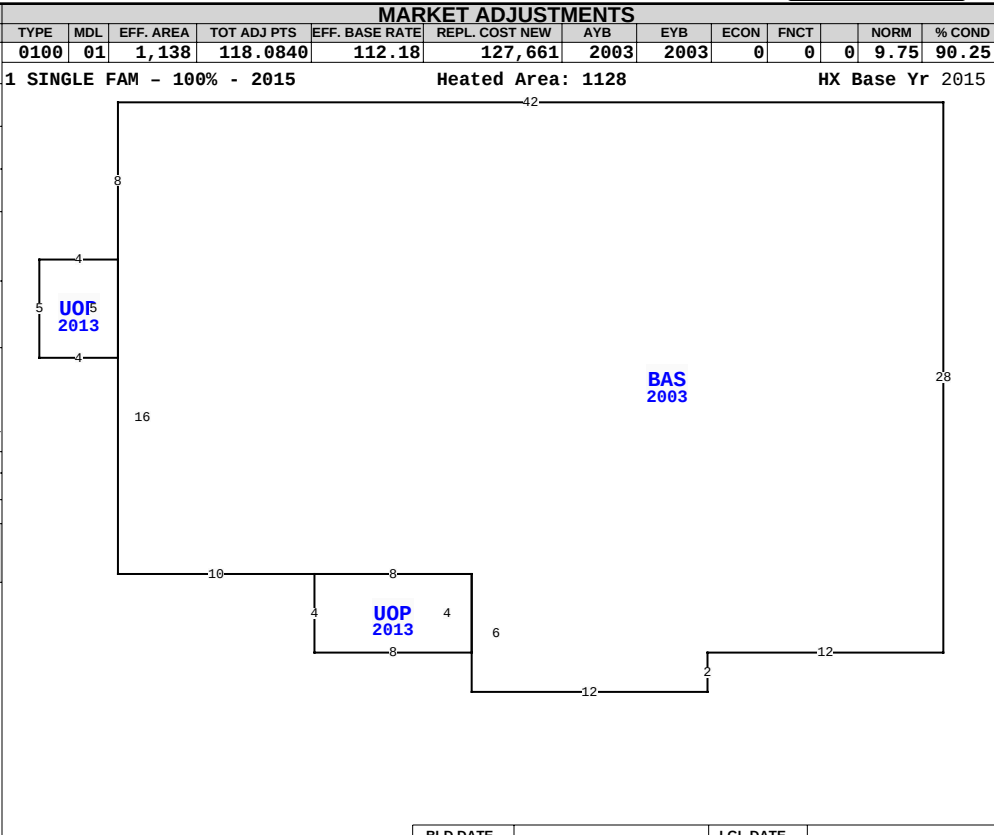
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	1,128	114,201
UOP	20	20	4	405
UOP	32	20	6	607

TOTALS	1,180		1,138	115,214
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	902.00	SF	5.20	5.20
2	0810	CONCRETE A	0 100	0	0	411.00	SF	6.50	6.50
3	0940	SHEDS/PORT	0 100	10	8	80.00	SF	21.30	21.30

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000000	C	VAC RES	100		RL	85.00	100.00	85.00



45025 MAHONEY ST, CALLAHAN	BLD DATE	LGL DATE	06/02/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2003	2003	3	83	3,893	
100	2004	2004	3	84	2,244	
100	2004	2004	3	22	375	

TOTAL OB/XF									
6,512									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		115,214	
TOTAL MARKET OB/XF VALUE		6,512	
TOTAL LAND VALUE - MARKET		59,500	
TOTAL MARKET VALUE		181,226	
SOH/AGL Deduction		89,628	
ASSESSED VALUE		91,598	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		41,598	
TOTAL JUST VALUE		181,226	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		159,205	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2586	NEW CONSTR	0	12/01/2002
B2586	NEW CONSTR	70,000	08/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1943/1349	10/22/2014	WD	Q	I	01	99,500
GRANTOR: FRANKLIN MICHAEL						
GRANTEE: MAGGARD CHRISTINA L						
1922/0122	6/10/2014	CT	U	I	18	53,700
GRANTOR: CLERK OF COURT						
GRANTEE: FRANKLIN MICHAEL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W42 S8 UOP=[YR=2013] W4 S5 E4 N5\$ S16 E10									
UOP=[YR=2013] S4 E8 N4 W8\$ E8 S6 E12 N2 E12 N28\$.									