

VARNER GERALD & KATRINA
44019 MAPLE COURT
CALLAHAN, FL 32011

06-1N-25-199S-0057-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION												VALUATION SUMMARY																			
Exterior Wall		30	VINYL 100		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		0800	02	2,180	119.2000	101.32	220,878	2003	2008	0	0	0	40.00	60.00	Tax Group: 6		Tax Dist:														
Roof Cover		05	COMP SHNGL 100		1 M/H 94+ - 100% - 2023										Heated Area: 2108										HX Base Yr 2023									
Interior Wall		03	DRYWALL 100												BUILDING MARKET VALUE		132,527																	
Interior Floo		14	CARPET 80												TOTAL MARKET OB/XF VALUE		3,634																	
Interior Floo		11	CLAY TILE 20												TOTAL LAND VALUE - MARKET		108,000																	
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE		244,161																	
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction		23,407																	
Bedrooms			4 100		ASSESSED VALUE		220,754																											
Bathrooms			2 100		TOTAL EXEMPTION VALUE		HX HB		50,722																									
Frame		02	WOOD FRAME 100		BASE TAXABLE VALUE		170,032																											
Stories		1.	1. 100		TOTAL JUST VALUE		244,161																											
Units			0 100		NCON VALUE		0																											
					INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE		214,533																											
Quality		03	Quality Level 03												PERMIT NUM		DESCRIPTION		AMT		ISSUED													
DOR CODE		0200	MOBILE HOME												21013920		REPAIR/RRF		10,700		10/12/2021													
MAP NUM			MKT AREA		08										B23422		XF0B		8,993		03/01/2010													
NEIGHBORHOOD/LOC		8007.00													E11058		NEW CONSTR		0		04/01/2003													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											M6977		H/AC		0		04/01/2003												
BAS	2,108	100	2003	2,108	128,150											P6606		NEW CONSTR		0		04/01/2003												
DCK	240	15	2009	36	2,189																													
DCK	240	15	2010	36	2,189																													
TOTALS		2,588			2,180	132,527											BLD DATE				LGL DATE		03/26/2025		MLU									
EXTRA FEATURES		44019 MAPLE CT, CALLAHAN										XF DATE				LAND DATE																		
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																		
1	0940	SHEDS/PORT	0 100	10	16	160.00	SF	19.50	19.50	100	2003	2003	3	20	624																			
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010																			
LAND DESCRIPTION																	TOTAL OB/XF 3,634																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000100	C	RES	100	0005	RM	0.00	0.00	3.00	LT		1.00	1.00	1.00	36,000.00	36,000.00	108,000																	
REVIEW DATE	05/10/2024	BY	TWA	Total Acres: 0.00		Total Land Value: 108,000		Market: 0		Agricultural: 0		Common: 108,000		PRINTED 07/30/2025 BY SYS																				