

BOONE DAVID & AMI
44368 MAPLEWOOD CT
CALLAHAN, FL 32011

16-1N-25-2912-0001-0040

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		6			
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall		25	MOD METAL 100							6500	01	1,500	48.3000	17.87	26,805	2003	2003	0	0	0	32.00	68.00	VALUATION BY			STANDARD									
Roof Structure		03	GABLE/HIP 100							2 GARAGE RES - 100% - 2022										Heated Area: 1500					HX Base Yr 2022					Tax Group: 6			Tax Dist:		
Roof Cover		12	MODULAR MT 100							50 30 30 50 BAS 2003															BUILDING MARKET VALUE			352,627							
Interior Wall		07	NONE 100																						TOTAL MARKET OB/XF VALUE			3,857							
Interior Floor		03	CONC FINSH 100																						TOTAL LAND VALUE - MARKET			50,000							
Air Condition		01	NONE 100																						TOTAL MARKET VALUE			406,484							
Heating Type		01	NONE 100																						SOH/AGL Deduction			88,129							
Bedrooms		01	NONE 100																						ASSESSED VALUE			318,355							
Bathrooms		01	NONE 100																						TOTAL EXEMPTION VALUE			HX HB 50,722							
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE			267,633							
Stories		1.	1. 100																						TOTAL JUST VALUE			406,484							
Units		00	NONE 100																						NCON VALUE			0							
Occupancy		00	NONE 100							INCOME VALUE																									
										PREVIOUS YEAR MKT VALUE			390,196																						
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,500	100	2003	1,500	18,227																														
TOTALS		1,500			1,500	18,227		44368 MAPLEWOOD CT, CALLAHAN										BLD DATE				LGL DATE		05/23/2023		MLU									
EXTRA FEATURES									XF DATE				LAND DATE																						
									INC DATE				AG 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																		
LAND DESCRIPTION																		TOTAL OB/XF										0							
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									