BLOCK 2 LOT 16
IN OR 899/1999
HMST3407AGA & HMST3407BGA

KEEFER NELSON R & CLAUDIA A
44387 MAPLEWOOD COURT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0002-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

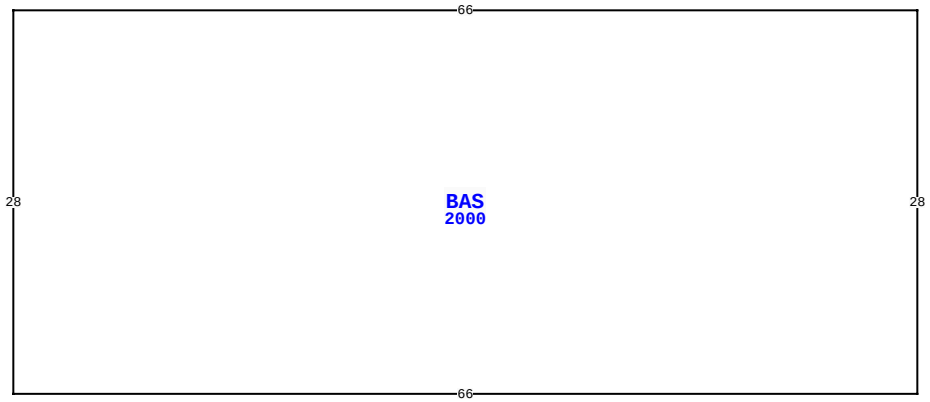
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	2000	1,848	54,997
TOTALS	1,848			1,848	54,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,848	124.0000	99.20	183,322	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2001 Heated Area: 1848 HX Base Yr 2001



44387 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		54,997
TOTAL MARKET OB/XF VALUE		5,462
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		110,459
SOH/AGL Deduction		55,193
ASSESSED VALUE		55,266
TOTAL EXEMPTION VALUE	HX HB VX	35,266
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		110,459
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992725	MH MOVE-ON	0	01/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0899/1999	9/21/1999	WD	Q	I		35,000
GRANTOR: VANDIGO DEBRA LYNN						
GRANTEE: KEEFER NELSON & CLA						
0592/1180	3/16/1990	QC	Q	I	01	100
GRANTOR: VANDIGO EDWARD W JR						
GRANTEE: VANDIGO DEBRA LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W66 S28 E66 N28 $.

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	0940	SHEDS/PORT	0	100	10	16	160.00	SF	19.50	19.50	100	1980	1980	3	20	624	
2	0940	SHEDS/PORT	0	100	10	16	160.00	SF	19.50	19.50	100	1980	1980	3	20	624	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
4	1242	WD DECK A	0	100	20	16	320.00	SF	10.00	10.00	100	2000	2000	3	20	640	
5	0940	SHEDS/PORT	0	100	20	9	180.00	SF	19.50	19.50	100	1995	1995	3	20	702	
6	0940	SHEDS/PORT	0	100	20	9	180.00	SF	19.50	19.50	100	1995	1995	3	20	702	

LAND DESCRIPTION

TOTAL OB/XF 5,462

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	RES	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 07/30/2025 BY SYS