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

MAGGARD CHRISTINA L
45025 MAHONEY ST
CALLAHAN, FL 32011

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

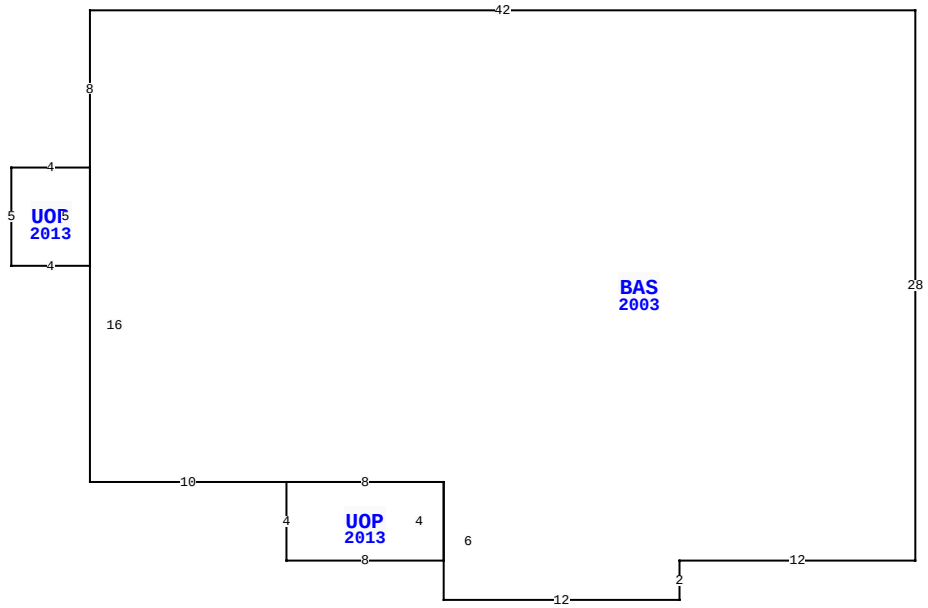
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	2003	1,128	119,542
UOP	20	20	2013	4	424
UOP	32	20	2013	6	635
TOTALS	1,180			1,138	120,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,138	118.0840	118.08	134,375	2003	2003	0	0	0	10.25	89.75

1 SINGLE FAM – 100% - 2015 Heated Area: 1128 HX Base Yr 2015



45025 MAHONEY ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		120,602
TOTAL MARKET OB/XF VALUE		6,421
TOTAL LAND VALUE - MARKET		59,500
TOTAL MARKET VALUE		186,523
SOH/AGL Deduction		92,269
ASSESSED VALUE		94,254
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,532
TOTAL JUST VALUE		186,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,226

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

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$.

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	0811	CONCRETE B	0	100	0	0	902.00	SF	5.20	5.20	100	2003	2003	3	82	3,846	
2	0810	CONCRETE A	0	100	0	0	411.00	SF	6.50	6.50	100	2004	2004	3	83	2,217	
3	0940	SHEDS/PORT	0	100	10	8	80.00	SF	21.30	21.30	100	2004	2004	3	21	358	

LAND DESCRIPTION

TOTAL OB/XF 6,421

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		RL	85.00	100.00	85.00	FF		1.00	1.00	1.00	700.00	700.00	59,500							

REVIEW DATE 04/08/2024 BY TWA Total Acres: 0.00 Total Land Value: 59,500 Market: 0 Agricultural: 0 Common: 59,500 PRINTED 07/30/2025 BY SYS