

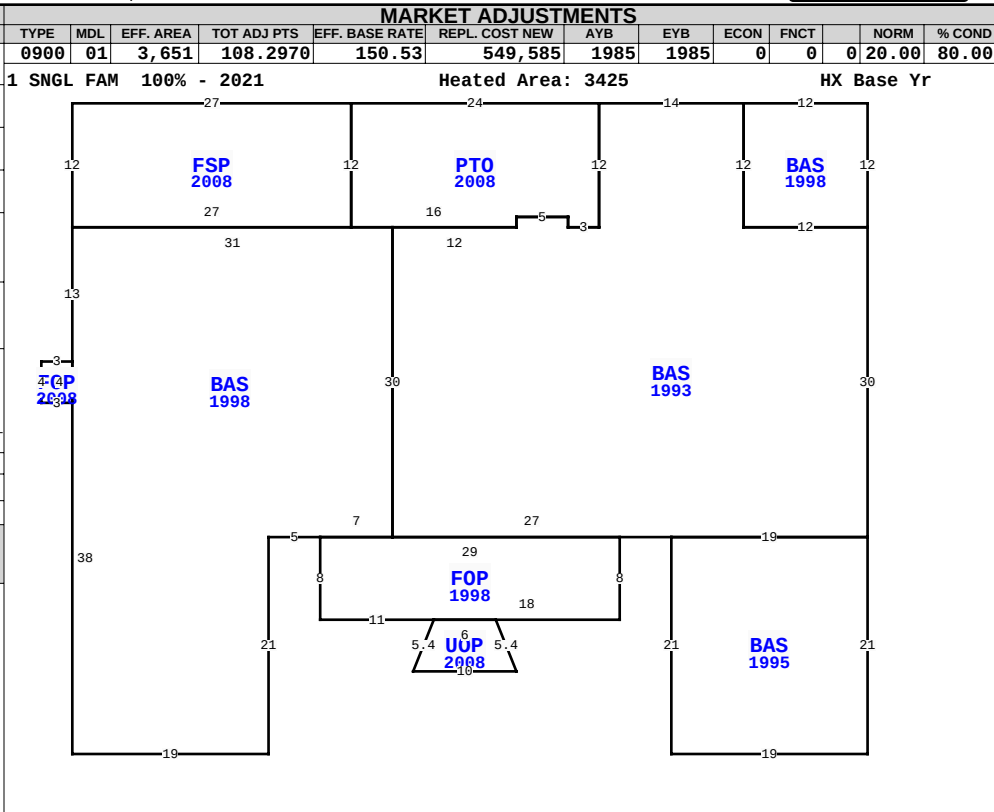


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
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	1,553	100	1993	1,553	187,018
BAS	399	100	1995	399	48,049
BAS	144	100	1998	144	17,341
BAS	1,329	100	1998	1,329	160,043
FOP	232	30	1998	70	8,430
FOP	12	30	2008	4	482
FSP	324	40	2008	130	15,655
PTO	283	5	2008	14	1,686
UOP	40	20	2008	8	963
TOTALS	4,316			3,651	439,668

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00	35.00	
3	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	
7	1242	WD DECK A	0	100	16	3	48.00	SF	10.00	10.00	
9	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	
10	0350	CARPORT WD	0	100	11	13	143.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		OR	0.00	0.00	2.00	LT	



44061 MAPLEWOOD CT, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
54,938	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0	0.75	50,000.00	37,500.00	75,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		439,668	
TOTAL MARKET OB/XF VALUE		54,938	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		569,606	
SOH/AGL Deduction		14,535	
ASSESSED VALUE		555,071	
TOTAL EXEMPTION VALUE		13	555,071
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		569,606	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		546,893	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003984	REPAIR/RRF	19,459	05/12/2020
B984828	ADDITION	62,952	04/01/1998
E952135	NEW CONSTR	0	09/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2412/0406	11/20/2020	WD	Q	I	05	512,000
GRANTOR: JAD00 MELISSA N						
GRANTEE: VILLAVICENCIO LEVI						
2233/1116	10/15/2018	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: JAD00 MELISSA N						

BUILDING NOTES											
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BUILDING DIMENSIONS

BAS=[YR=1998] W12 BAS=[YR=1993] W14 PTO=[YR=2008] W24
FSP=[YR=2008] W27 S12 BAS=[YR=1998] S13 FOP=[YR=2008] W3 S4
E3 N4\$ S38 E19 N21 E5 FOP=[YR=1998] S8 E11 UOP=[YR=2008] D5
L2 E10 L2 U5 W6\$ E18 N8 W29\$ E7 N30 W31\$ E27 N12\$ S12 E16
N1 E5 S1 E3 N12\$ S12 W3 N1 W5 S1 W12 S30 E27 BAS=[YR=1995]
S21 E19 N21 W19\$ E19 N30 W12 N12\$ S12 E12 N12\$.