

BLK 1 E150 FT OF LOT 2  
IN OR 1929/1070  
WOODLAND ESTATES UNIT 2

HOLTON MICHELLE T  
44316 MAPLEWOOD CT  
CALLAHAN, FL 32011

2023

16-1N-25-2912-0001-0021



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 30 | VINYL 100      |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 03 | PLASTER 100    |
| Interior Floo            | 12 | HARDWOOD 80    |
| Interior Floo            | 08 | SHT VINYL 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          |
| BUD8 Adjustme            | 06 | DIST 1D 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 05   | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8005.00 |          |    |

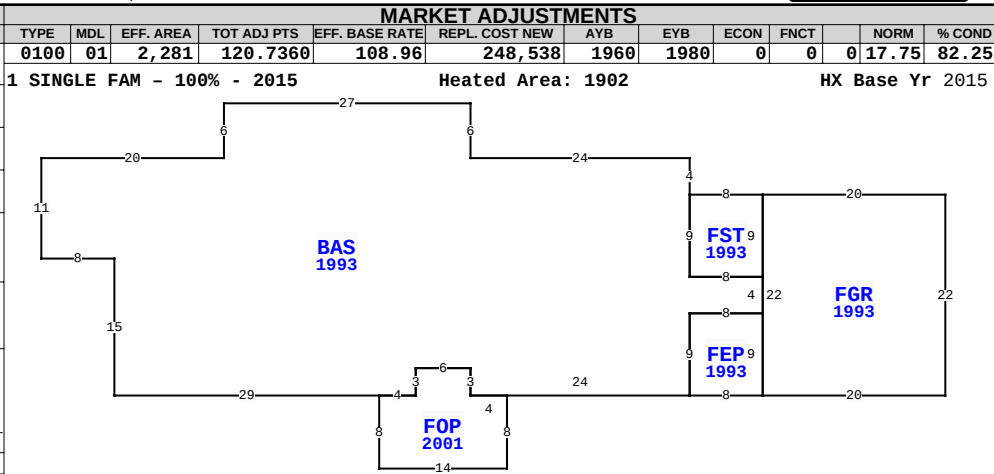
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,902            | 100         | 1,902        | 170,457              |
| FEP       | 72               | 80          | 58           | 5,198                |
| FGR       | 440              | 55          | 242          | 21,688               |
| FOP       | 130              | 30          | 39           | 3,495                |
| FST       | 72               | 55          | 40           | 3,584                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,616 |  | 2,281 | 204,423 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |        |    |       |                |           |         |
|----------------|------------|-------------|---------|----|----|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0940       | SHEDS/PORT  | 0 100   | 16 | 10 | 160.00 | SF | 19.50 | 19.50          | 100       | 1998    |
| 2              | 1242       | WD DECK A   | 0 100   | 13 | 13 | 169.00 | SF | 10.00 | 10.00          | 100       | 1998    |
| 3              | 1242       | WD DECK A   | 0 100   | 20 | 8  | 160.00 | SF | 10.00 | 10.00          | 100       | 1998    |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 000115   | C   | SFR ACRES            | 100 | 0006 | OR       | 0.00  | 0.00  | 1.00        | LT        |     |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 10/30/2019 | BY | KBA |
|-------------|------------|----|-----|



|                              |          |           |            |     |
|------------------------------|----------|-----------|------------|-----|
| 44316 MAPLEWOOD CT, CALLAHAN | BLD DATE | LGL DATE  | 05/23/2023 | MLU |
|                              | XF DATE  | LAND DATE |            |     |
|                              | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 1,282       |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 1,282       |  |  |  |  |  |  |  |  |  |  |  |

|                   |                          |           |                 |                |
|-------------------|--------------------------|-----------|-----------------|----------------|
| Total Acres: 0.00 | Total Land Value: 50,000 | Market: 0 | Agricultural: 0 | Common: 50,000 |
|-------------------|--------------------------|-----------|-----------------|----------------|

| NASSAU COUNTY PROPERTY    |  |  |             |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY         |  |  | PAGE 1 of 1 |
| VALUATION BY              |  |  | STANDARD    |
| Tax Group: 6              |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  | 204,423     |
| TOTAL MARKET OB/XF VALUE  |  |  | 1,282       |
| TOTAL LAND VALUE - MARKET |  |  | 50,000      |
| TOTAL MARKET VALUE        |  |  | 255,705     |
| SOH/AGL Deduction         |  |  | 113,072     |
| ASSESSED VALUE            |  |  | 142,633     |
| TOTAL EXEMPTION VALUE     |  |  | 50,000      |
| BASE TAXABLE VALUE        |  |  | 92,633      |
| TOTAL JUST VALUE          |  |  | 255,705     |
| NCON VALUE                |  |  | 0           |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 206,069     |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| R229204    | REPAIR/RRF  | 21,000 | 10/01/2022 |
| B006827    | REPAIR/RRF  | 20,000 | 02/01/2000 |

| SALES DATA                 |           |           |       |       |            |
|----------------------------|-----------|-----------|-------|-------|------------|
| OFF RECORD Number          | DATE      | TYPE INST | Q / U | V / I | RSN CD     |
| 1929/1070                  | 6/19/2014 | WD        | Q     | I     | 02         |
| GRANTOR: THORNTON JUDY A   |           |           |       |       | SALE PRICE |
| GRANTEE: HOLTON MICHELLE T |           |           |       |       |            |
| 0536/1246                  | 2/15/1988 | WD        | Q     | V     |            |
| GRANTOR: SELF SHERRILL     |           |           |       |       | 17,500     |
| GRANTEE: WIGGINS JUDY A    |           |           |       |       |            |

| BUILDING NOTES |  |  |  |  |  |
|----------------|--|--|--|--|--|
|----------------|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                        |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|
| FGR=[YR=1993] W20 FST=[YR=1993] W8 BAS=[YR=1993] N4 W24 N6 W27 S6 W20 S11 E8 S15 E29 FOP=[YR=2001] S8 E14 N8 W4 N3 W6 S3 W4 \$ E4 N3 E6 S3 E24 FEP=[YR=1993] E8 N9 W8 S9 \$ N9 E8 N4 W8 N9 \$ S9 E8 N9 \$ S22 E20 N22 \$ . |  |  |  |  |  |

| OTHER ADJUSTMENTS AND NOTES |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|--|--|
|                             |  |  |  |  |  |  |  |  |  |  |  |