

BLK 1 PT OF LOT 8
IN OR 455/692
WOODLAND ESTATES UNIT 1

JENKINS EDWARD F & MELISSA W
44476 MAPLEWOOD COURT
CALLAHAN, FL 32011

2023

16-1N-25-2912-0001-0081



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 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

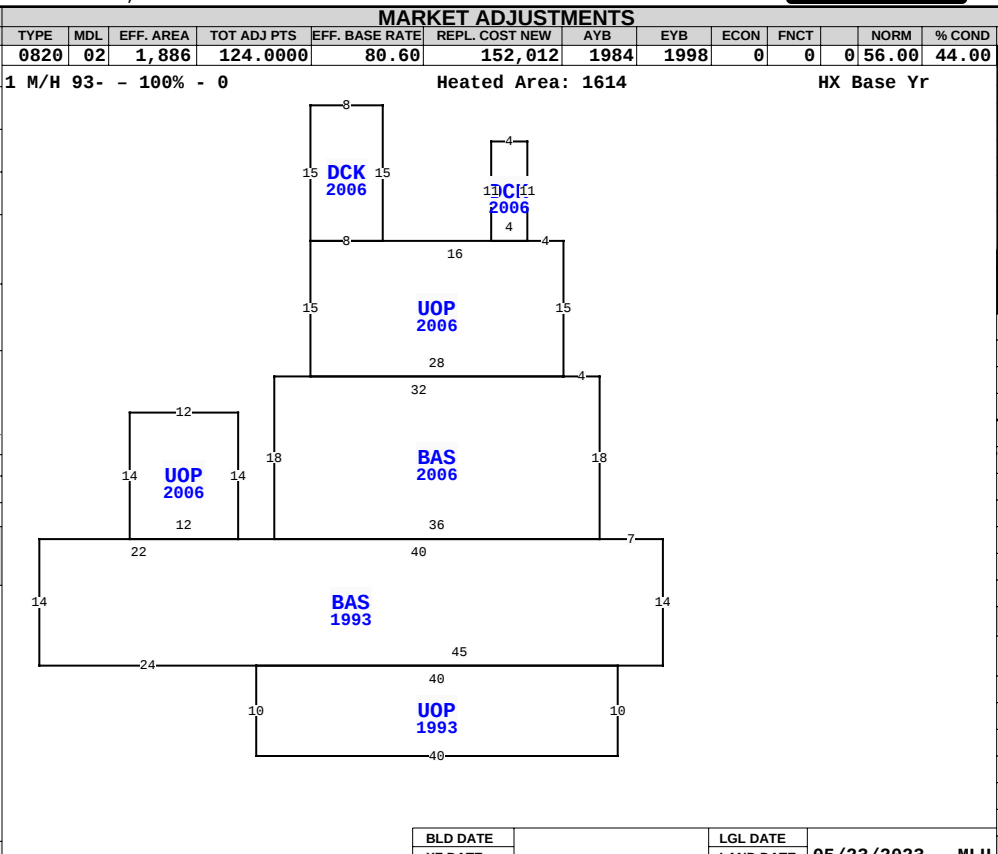
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA
		08

Quality	03 Quality Level 03		
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

TOTALS	2,766		1,886	66,885
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0510	GARAGE WD -	0	100	16	20			
2	1242	WD DECK A	0	100	14	22			
3	0681	POLE SHED	0	100	16	12			
4	0530	STBL WD	0	100	20	20			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000102	C	SFR/MH	100	



44476 MAPLEWOOD CT, CALLAHAN	BLD DATE		LGL DATE	05/23/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 6												Tax Dist:	
BUILDING MARKET VALUE												66,885	
TOTAL MARKET OB/XF VALUE												7,040	
TOTAL LAND VALUE - MARKET												50,000	
TOTAL MARKET VALUE												123,925	
SOH/AGL Deduction												58,117	
ASSESSED VALUE												65,808	
TOTAL EXEMPTION VALUE												HX HB 40,808	
BASE TAXABLE VALUE												25,000	
TOTAL JUST VALUE												123,925	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												94,485	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	/	V I	RSN CD	SALE PRICE
0455/0692	5/01/1985	WD	Q		V		11,500
GRANTOR:							
GRANTEE:							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W7 BAS=[YR=2006] N18 W4 UOP=[YR=2006] N15 W4 DCK=[YR=2006] N11 W4 S11 E4\$ W16 DCK=[YR=2006] N15 W8 S15 E8\$ W8 S15 E28\$ W32 S18 E36\$ W40 UOP=[YR=2006] N14 W12 S14 E12\$ W22 S14 E24 UOP=[YR=1993] S10 E40 N10 W40\$ E45 N14\$.									