

BLOCK 2 LOT 3
IN OR 1926/833
WOODLAND ESTATES UNIT 1

BUTLER JOEY
44111 MAPLEWOOD CT
CALLAHAN, FL 32011

2023

16-1N-25-2912-0002-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,905	100	1,905	228,007
FGR	300	55	165	19,749
FSP	192	40	77	9,216
PTO	220	5	11	1,317

TOTALS	2,617		2,158	258,288
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	2,255.00	SF	4.00	4.00	
3	0681	POLE SHED	0	100	20	33	660.00	SF	15.00	15.00	
4	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	
5	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	
6	0681	POLE SHED	0	100	10	11	110.00	SF	15.00	15.00	
7	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50	6.50	
8	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	
9	0845	KOOL DECK	0	100	0	0	944.00	SF	7.25	7.25	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,158	118.5800	140.81	303,868	1997	2002	0	0	15.00	85.00
1 SNGL FAM - 100% - 2015 Heated Area: 1905 HX Base Yr 2015											
44111 MAPLEWOOD CT, CALLAHAN											
BLD DATE						LGL DATE			05/23/2023		
XF DATE						LAND DATE			MLU		
INC DATE						AG DATE					

TOTAL OB/XF											
33,674											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		258,288	
TOTAL MARKET OB/XF VALUE		33,674	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		341,962	
SOH/AGL Deduction		151,489	
ASSESSED VALUE		190,473	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		140,473	
TOTAL JUST VALUE		341,962	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		256,280	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000687	REPAIR/RRF	13,987	01/21/2021
B973736	NEW CONSTR	72,200	03/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1926/0833	5/14/2014	SW	U	I	12
GRANTOR: US BANK NATIONAL ASSO					
GRANTEE: BUTLER JOEY					
1870/1590	6/07/2013	WD	U	I	12
GRANTOR: MATHEWS ANTHONY T JR					
GRANTEE: US BANK NATIONAL AS					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W18 PT0=[YR=1997] N11 W20 S11 E20\$ W45 S35 E34 FSP=[YR=2013] S12 E16 N12 W16\$ E17 FGR=[YR=1997] E12 N25 W12 S25\$ N25 E12 N10\$.											