



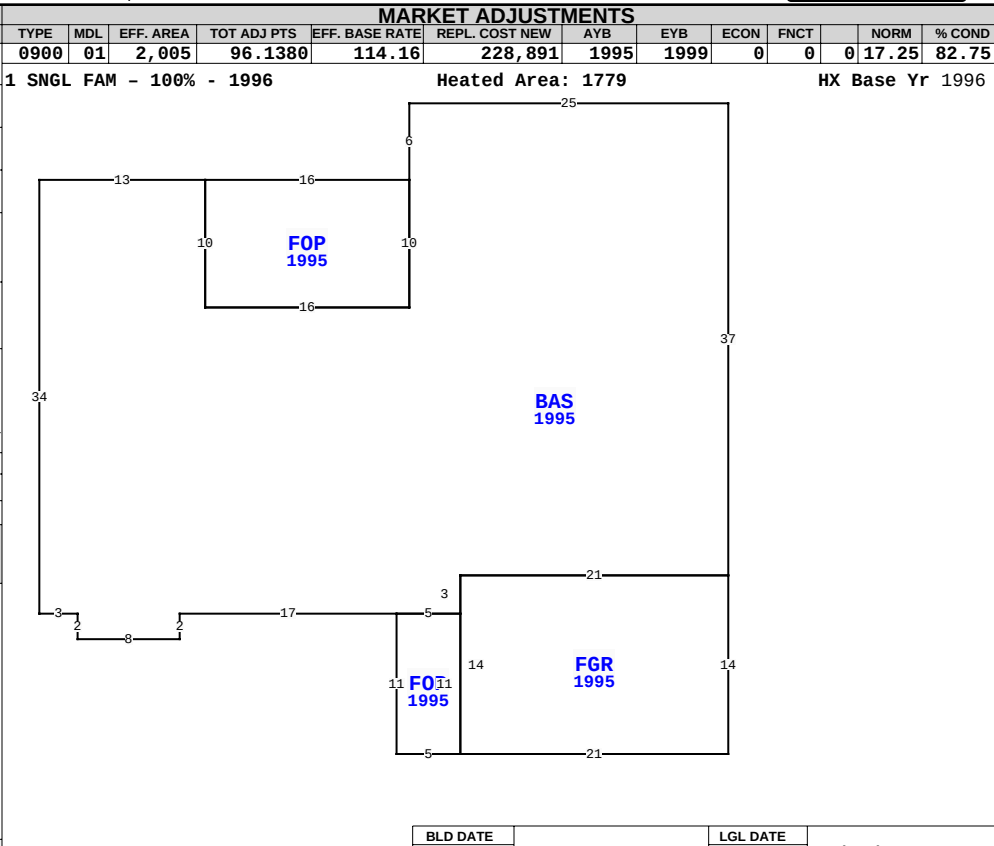
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,779	100	1,779	168,058
FGR	294	55	162	15,304
FOP	55	30	16	1,512
FOP	160	30	48	4,535
TOTALS	2,288		2,005	189,407

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	0510	GARAGE WD-	0	100	24	28	672.00	SF	35.00	35.00	
3	0350	CARPORT WD	0	100	24	16	384.00	SF	13.00	13.00	
4	0811	CONCRETE B	0	100	0	0	877.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000110	C	SFR RURAL	100	0006	OR	0.00	0.00	1.00	LT	



44309 MAPLEWOOD CT, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						189,407					
TOTAL MARKET OB/XF VALUE						12,691					
TOTAL LAND VALUE - MARKET						50,000					
TOTAL MARKET VALUE						252,098					
SOH/AGL Deduction						118,472					
ASSESSED VALUE						133,626					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						83,626					
TOTAL JUST VALUE						252,098					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						190,068					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2306169	ROOF		05/11/2023
R13049	RE-ROOF	8,500	08/01/2012
B952102	NEW CONSTR	65,000	07/01/1995

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0629/0837	6/25/1991	WD	Q	V		20,000			
GRANTOR: BLOUNT ROBT & BEA L									
GRANTEE: FREEMAN JAMES JR &									
0301/0592	10/01/1979	WD	Q	V		10,000			
GRANTOR:									
GRANTEE:									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1995] W25 S6 FOP=[YR=1995] W16 S10 E16 N10\$ S10 W16 N10 W13 S34 E3 S2 E8 N2 E17 FOP=[YR=1995] S11 E5 FGR=[YR=1995] E21 N14 W21 S14\$ N11 W5\$ E5 N3 E21 N37\$.											