

BLOCK 2 LOT 14
IN OR 318 PG 454
WOODLAND ESTATES UNIT 2

LUTINS MICHAEL E & TERRI P
44353 MAPLEWOOD COURT
CALLAHAN, FL 32011

2023

16-1N-25-2912-0002-0140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,644	100	1,644	158,640
FGR	575	55	316	30,492
FOP	196	30	59	5,694
FSP	230	40	92	8,878
FST	175	55	96	9,263

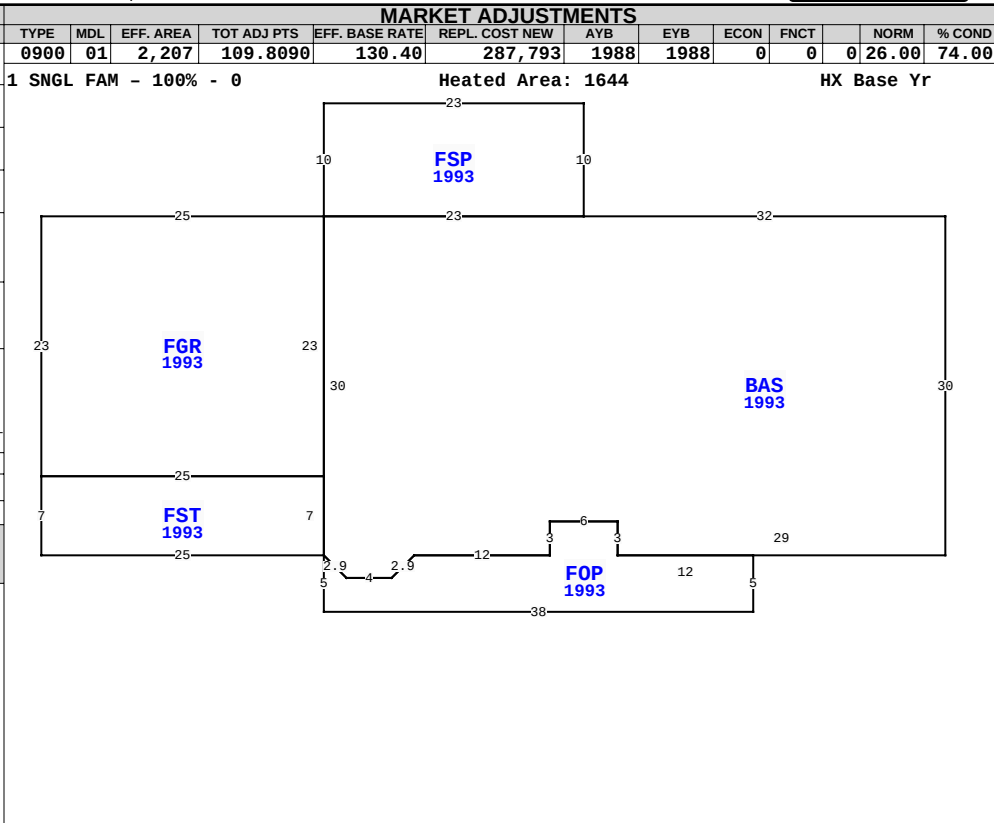
TOTALS	2,820		2,207	212,967
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
2	0811	CONCRETE B	0	100	0	0	1,565.00	SF	5.20	5.20	100	1988	1988	3	57	4,639	
3	0812	CONCRETE C	0	100	0	0	4,238.00	SF	4.00	4.00	100	1989	1989	3	59.5	10,086	
4	0845	KOOL DECK	0	100	0	0	1,148.00	SF	7.25	7.25	100	1989	1989	3	59.5	4,952	
5	0861	POOL GUNIT	0	100	17	38	646.00	SF	85.00	85.00	100	1989	1989	3	20	10,982	
6	0350	CARPORT WD	0	100	12	12	144.00	SF	13.00	13.00	100	1997	1997	3	20	374	
7	1127	BRICK 8"	0	100	0	0	42.00	SF	11.00	11.00	100	1997	1997	3	93	430	
8	0200	BARN WD 0-	0	100	48	36	1,728.00	SF	20.00	20.00	100	1992	1992	3	20	6,912	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000110	C	SFR RURAL	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							



44353 MAPLEWOOD CT, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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TOTAL OB/XF

40,685

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 6						Tax Dist:						
BUILDING MARKET VALUE						212,967						
TOTAL MARKET OB/XF VALUE						40,685						
TOTAL LAND VALUE - MARKET						50,000						
TOTAL MARKET VALUE						303,652						
SOH/AGL Deduction						138,104						
ASSESSED VALUE						165,548						
TOTAL EXEMPTION VALUE						HX HB 50,000						
BASE TAXABLE VALUE						115,548						
TOTAL JUST VALUE						303,652						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						224,518						

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0318/0454	7/01/1980	WD	Q	V		8,800

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 FSP=[YR=1993] N10 W23 S10 E23\$ W23
FGR=[YR=1993] W25 S23 FST=[YR=1993] S7 E25 N7 W25\$ E25 N23 \$
S30 FOP=[YR=1993] S5 E38 N5 W12 N3 W6 S3 W12 D2 L2 W4 U2
L2 \$ R2 D2 E4 R2 U2 E12 N3 E6 S3 E29 N30\$.