

BLOCK 2 LOT 19
IN OR 1555/1325
WOODLAND ESTATES UNIT 2

PAFFORD RICHARD K & KIMBERLY A
44425 MAPLEWOOD COURT
CALLAHAN, FL 32011

2023

16-1N-25-2912-0002-0190



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
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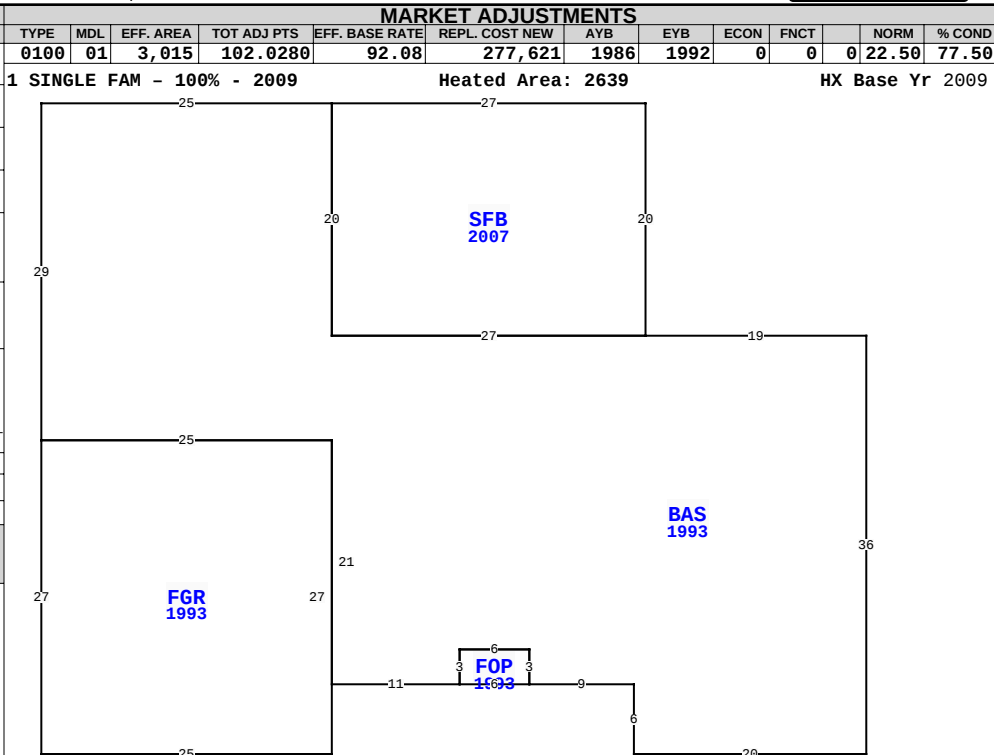
NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,207	100	2,207	157,496
FGR	675	55	371	26,476
FOP	18	30	5	357
SFB	540	80	432	30,829

TOTALS	3,440		3,015	215,156
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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	0812	CONCRETE C	0	100	0	0	2,963.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	
4	0861	POOL GUNIT	0	100	16	32	512.00	SF	85.00	85.00	
5	0845	KOOL DECK	0	100	0	0	552.00	SF	7.25	7.25	
6	0812	CONCRETE C	0	100	0	0	1,079.00	SF	4.00	4.00	
8	0940	SHEDS/PORT	0	100	20	12	240.00	SF	20.10	20.10	
9	0681	POLE SHED	0	100	20	8	160.00	SF	15.00	15.00	
10	1127	BRICK 8"	0	100	0	0	48.00	SF	11.00	11.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT	



44425 MAPLEWOOD CT, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
25,005											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		215,156	
TOTAL MARKET OB/XF VALUE		25,005	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		290,161	
SOH/AGL Deduction		117,169	
ASSESSED VALUE		172,992	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		122,992	
TOTAL JUST VALUE		290,161	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		234,695	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6318	XFOB	14,610	02/26/1990
3191	NEW CONSTR	50,000	02/18/1986
3255	NEW CONSTR	1,500	02/18/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1555/1325	3/13/2008	WD	Q	I	
					220,000
GRANTOR: BARGERON JOSEPH WAYNE					
GRANTEE: PAFFORD RICHARD K &					
1395/0723	3/13/2006	QC	U	I	01
					100
GRANTOR: BARGERON JOSEPH W & W					
GRANTEE: BARGERON JOSEPH WAY					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W19 SFB=[YR=2007] N20 W27 S20 E27\$ W27 N20 W25 S29 FGR=[YR=1993] S27 E25 N27 W25\$ E25 S21 E11 FOP=[YR=1993] E6 N3 W6 S3\$ N3 E6 S3 E9 S6 E20 N36\$.											