

BLK 1 W75 FT OF LOT 2 &
E75 FT OF LOT 3
IN OR 730/281

WILDES RANDY LEE & VONDA KAY
44334 MAPLEWOOD COURT
CALLAHAN, FL 32011

2024

16-1N-25-2912-0001-0022



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,346	100	2,346	228,188
FOP	156	30	47	4,571
FSP	408	40	163	15,854
UCP	925	20	185	17,994

TOTALS	3,835		2,741	266,607
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	0	0	333.00	SF	6.50	
3	0861	POOL GUNIT	0 100	30	16	480.00	SF	85.00	
4	0855	CONC PAVER	0 100	0	0	811.00	SF	10.00	
5	0510	GARAGE WD-	0 100	20	26	520.00	SF	35.00	
6	0855	CONC PAVER	0 100	0	0	2,094.00	SF	10.00	
7	0911	SCRN RM A	0 100	0	0	1,156.00	SF	17.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000110	C	SFR RURAL	100	0006	OR	0.00	0.00	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,741	92.3616	115.45	316,448	1989	1989	0	0	0 15.75	84.25
1 SNGL FAM - 100% - 1996											
Heated Area: 2346											
HX Base Yr 1996											

44334 MAPLEWOOD CT, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1989	1989	3	66	2,310	
2	0810	CONCRETE A	0 100	0	0	333.00	SF	6.50	6.50	100	1989	1989	3	57	1,234	
3	0861	POOL GUNIT	0 100	30	16	480.00	SF	85.00	85.00	100	1999	1999	3	23	9,384	
4	0855	CONC PAVER	0 100	0	0	811.00	SF	10.00	10.00	100	2017	2017	3	97	7,867	
5	0510	GARAGE WD-	0 100	20	26	520.00	SF	35.00	35.00	100	2017	2017	3	84	15,288	
6	0855	CONC PAVER	0 100	0	0	2,094.00	SF	10.00	10.00	100	2017	2017	3	97	20,312	
7	0911	SCRN RM A	0 100	0	0	1,156.00	SF	17.50	17.50	100	2017	2017	3	78	15,779	

TOTAL OB/XF										72,174									
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
1	000110	C	SFR RURAL	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	0.70	50,000.00	35,000.00	35,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 2									
VALUATION SUMMARY										6									
VALUATION BY										STANDARD									
Tax Group: 6										Tax Dist:									
BUILDING MARKET VALUE										364,952									
TOTAL MARKET OB/XF VALUE										72,174									
TOTAL LAND VALUE - MARKET										35,000									
TOTAL MARKET VALUE										472,126									
SOH/AGL Deduction										205,837									
ASSESSED VALUE										266,289									
TOTAL EXEMPTION VALUE										HX HB 50,000									
BASE TAXABLE VALUE										216,289									
TOTAL JUST VALUE										472,126									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										457,452									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002874	DEMOLITION	0	01/01/2018
1703326	GARAGE	40,590	06/01/2017
R5078	REPAIR/RRF	600	05/01/2003
B11180	GARAGE	52,800	04/01/2003
B995753	SWIM POOL	17,000	01/02/1999
5749	NEW CONSTR	2,000	03/03/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0730/0281	5/24/1995	WD	Q	I		97,500			
GRANTOR:MILLER JASPER ETAL									
GRANTEE:WILDES RANDY & VOND									
0582/0816	10/30/1989	WD	U	V	07	100			
GRANTOR:SELF SHERRIL L & E									
GRANTEE:MILLER JASPER N & C									

BUILDING NOTES									
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BUILDING DIMENSIONS									
UCP=[YR=2003] W37 FSP=[YR=2003] N12 W34 S12 BAS=[YR=1993] W35 S34 E17 FOP=[YR=1993] S6 E26 N6 W26 \$ E52 N34 W34 \$ E34 \$ S25 E37 N25 \$.									

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BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 10003CENTRAL 10004AIR DUCTED 1000100110002WOOD FRAME 1002.2.1000100NONE 100

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND01011,072107.0000101.65108,969200320030009.7590.25

Heated Area: 640HX Base Yr 1996

UGR 2003BAS 2004

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUE364,952TOTAL MARKET OB/XF VALUE72,174TOTAL LAND VALUE - MARKET35,000TOTAL MARKET VALUE472,126SOH/AGL Deduction205,837ASSESSED VALUE266,289TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE216,289TOTAL JUST VALUE472,126NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE457,452

TOTALS1,6001,07298,345

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSPRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTIONTOTAL OB/XF0

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

44334 MAPLEWOOD CT, CALLAHAN

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/23/2023MLU

GRANTOR:MILLER JASPER ETALGRANTEE:WILDES RANDY & VOND0582/081610/30/1989WDUV07100GRANTOR:SELF SHERRIL L & EGRANTEE:MILLER JASPER N & C

BUILDING NOTES

BUILDING DIMENSIONSUGR=[YR=2003] W24 S40 E24 N40 \$ PTR= E15 BAS=[YR=2004] S40 E16 N40 W16 \$ W15\$.

REVIEW DATE 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS