

BLK 1 LOT 5
IN OR 1925/1632
WOODLAND ESTATES UNIT 2

FLOWERS ROGER L
44390 MAPLEWOOD COURT
CALLAHAN, FL 32011

2024

16-1N-25-2912-0001-0050



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 90
Interior Floo	11	CLAY TILE 10
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	2,556	100	2,556	208,981
FGR	462	55	254	20,767
FOP	90	30	27	2,207
FST	126	55	69	5,641
TOTALS	3,234		2,906	237,597

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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0812	CONCRETE C	0	100	0	0	
2	0500	FP-PRE FAB	0	100	0	0	
3	1242	WD DECK A	0	100	18	18	
4	0861	POOL GUNIT	0	100	30	12	
5	0845	KOOL DECK	0	100	120	4	
6	0510	GARAGE WD-	0	100	16	16	
7	1127	BRICK 8"	0	100	0	0	
8	0476	VF 6 SBPL	0	100	0	0	
9	0470	VNYL GATE	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000110	C	SFR RURAL	100	000

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,906	115.9913	110.19	320,212	1987	1987	0	0	25.80	74.20	
1 SINGLE FAM - 100% - 2024 Heated Area: 2556 HX Base Yr 2024												
44390 MAPLEWOOD CT, CALLAHAN												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/23/2023 MLU												

NASSAU COUNTY PROPERTY												
PAGE 1 of 1												
VALUATION BY												
STANDARD												
Tax Group: 6 Tax Dist:												
BUILDING MARKET VALUE 237,597												
TOTAL MARKET OB/XF VALUE 27,290												
TOTAL LAND VALUE - MARKET 50,000												
TOTAL MARKET VALUE 314,887												
SOH/AGL Deduction 0												
ASSESSED VALUE 314,887												
TOTAL EXEMPTION VALUE HX HB 50,000												
BASE TAXABLE VALUE 264,887												
TOTAL JUST VALUE 314,887												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 305,093												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6571	NEW CONSTR	600	03/22/1990
5746	SWIM POOL	12,900	05/19/1989
3669	NEW CONSTR	3,500	08/20/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1925/1632	6/20/2014	WD	Q	I	01	200,000	
GRANTOR: LEE HOSUK KIM							
GRANTEE: FLOWERS ROGER L							
0659/0793	5/26/1992	WD	Q	I		145,000	
GRANTOR: BECHEM WALTER JR							
GRANTEE: LEE JI SUNG & HOSUK							

BUILDING NOTES												
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BUILDING DIMENSIONS												
FST=[YR=1993] W14 BAS=[YR=1993] W10 N1 W7 S1 W1 N18 W43 S49 E22 FOP=[YR=1993] S4 E20 N4 W12 N2 W5 S2 W3 \$ E3 N2 E5 S2 E12 S4 E12 N4 FGR=[YR=1993] E21 N22 W21 S22 \$ N22 E7 N9 \$ S9 E14 N9 \$.												