BLOCK 2 LOTS 4 & 5
IN OR 928/933
WOODLAND ESTATES UNIT 2

NETTLES CHARLES B
44139 MAPLEWOOD COURT
CALLAHAN, FL 32011

2024

16-1N-25-2912-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

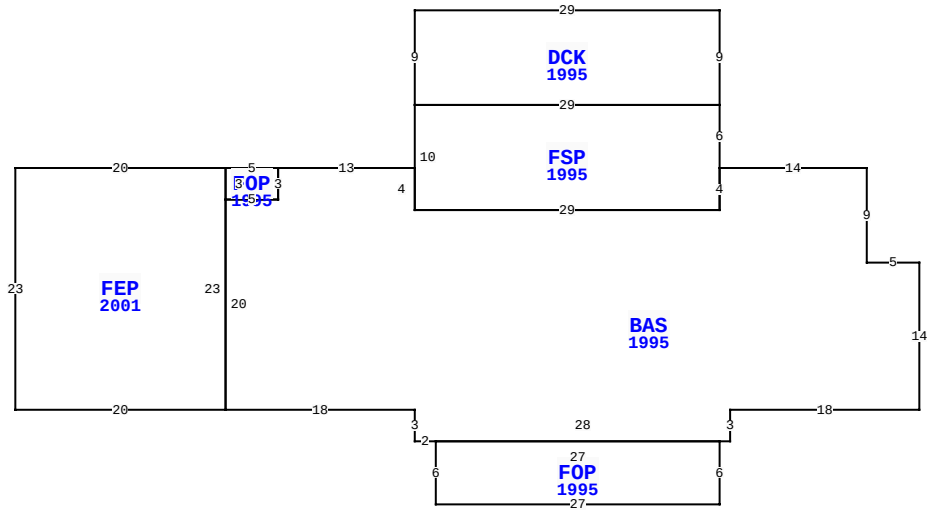
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,432	100	1,432	132,267
DCK	261	10	26	2,402
FEP	460	80	368	33,990
FOP	15	30	4	370
FOP	162	30	49	4,526
FSP	290	40	116	10,714
TOTALS	2,620		1,995	184,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,995	119.6580	113.68	226,792	1995	1998	0	0	0	18.75	81.25

1 SINGLE FAM – 100% - 0 Heated Area: 1432 HX Base Yr



44139 MAPLEWOOD CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		184,268
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		259,268
SOH/AGL Deduction		132,282
ASSESSED VALUE		126,986
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		76,986
TOTAL JUST VALUE		259,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614909	REPAIR/RRF	9,434	03/01/2016
B00	NEW CONSTR	81,780	06/01/2000
995675	CARPORT	3,780	01/01/1999
B951809	NEW CONSTR	78,000	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0928/0933	4/13/2000	QC	U	I	01	100
GRANTOR: JONES KATHLEEN H						
GRANTEE: NETTLES CHARLES B						
0725/0155	3/06/1995	WD	U	I	01	9,500
GRANTOR: JONES KATHLEEN H						
GRANTEE: JONES & NETTLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W5 N9 W14 FSP=[YR=1995] N6 DCK=[YR=1995] N9 W29 S9 E29 $ W29 S10 E29 N4 $ S4 W29 N4 W13 FOP=[YR=1995] W5 FEP=[YR=2001] W20 S23 E20 N23 $ S3 E5 N3 $ S3 W5 S20 E18 S3 E2 FOP=[YR=1995] S6 E27 N6 W27 $ E28 N3 E18 N14 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.00	LT		1.00	1.00	0.75	50,000.00	37,500.00	75,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS