



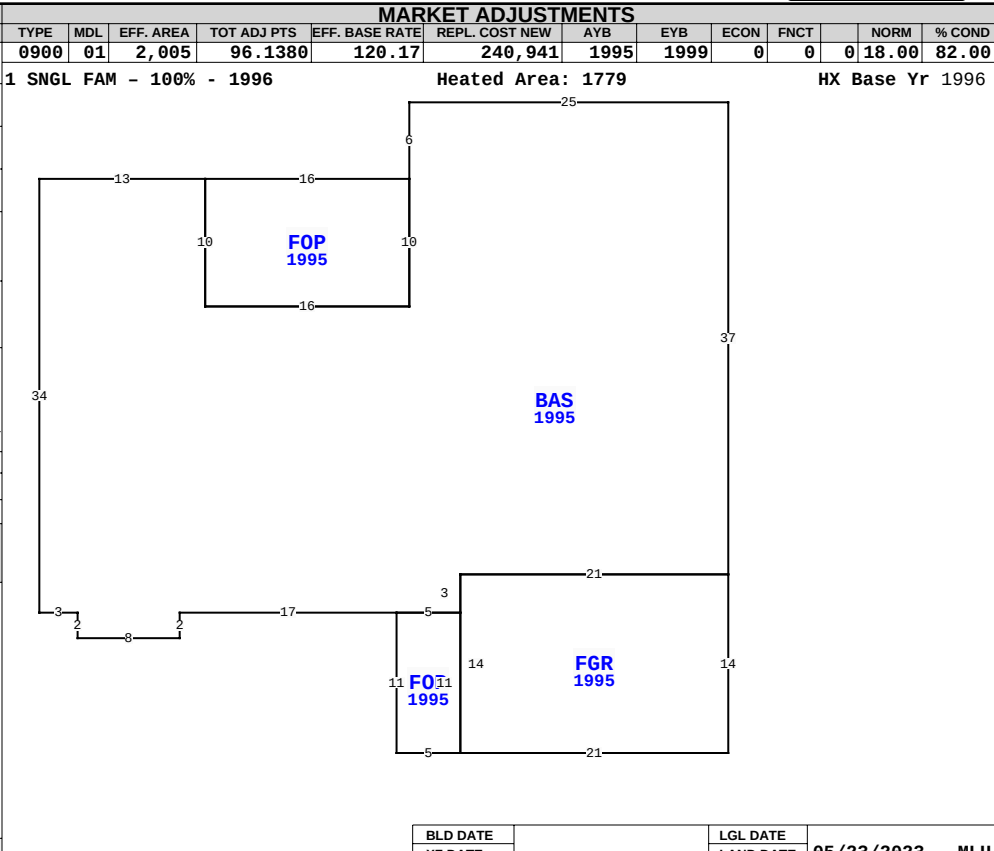
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,779	100	1,779	175,301
FGR	294	55	162	15,964
FOP	55	30	16	1,577
FOP	160	30	48	4,730
TOTALS	2,288		2,005	197,572

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0510	GARAGE WD-	0	100	24	28	672.00	SF	35.00
3	0350	CARPORT WD	0	100	24	16	384.00	SF	13.00
4	0811	CONCRETE B	0	100	0	0	877.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000110	C	SFR RURAL	100	0006	OR	0.00	0.00	1.00



44309 MAPLEWOOD CT, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		197,572	
TOTAL MARKET OB/XF VALUE		12,295	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		259,867	
SOH/AGL Deduction		122,232	
ASSESSED VALUE		137,635	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		87,635	
TOTAL JUST VALUE		259,867	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		252,098	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2306169	ROOF		05/11/2023
R13049	RE-ROOF	8,500	08/01/2012
B952102	NEW CONSTR	65,000	07/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
0629/0837	6/25/1991	WD	Q	V	
GRANTOR: BLOUNT ROBT & BEA L					SALE PRICE 20,000
GRANTEE: FREEMAN JAMES JR &					
0301/0592	10/01/1979	WD	Q	V	
GRANTOR:					10,000
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1995] W25 S6 FOP=[YR=1995] W16 S10 E16 N10\$ S10 W16 N10 W13 S34 E3 S2 E8 N2 E17 FOP=[YR=1995] S11 E5 FGR=[YR=1995] E21 N14 W21 S14\$ N11 W5\$ E5 N3 E21 N37\$.									