

BLOCK 2 LOT 14
IN OR 318 PG 454
WOODLAND ESTATES UNIT 2

LUTINS MICHAEL E & TERRI P
44353 MAPLEWOOD COURT
CALLAHAN, FL 32011

2024

16-1N-25-2912-0002-0140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
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	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	1,644	100	1,644	165,856
FGR	575	55	316	31,880
FOP	196	30	59	5,952
FSP	230	40	92	9,282
FST	175	55	96	9,685

TOTALS	2,820		2,207	222,656
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00	100	1988
2	0811	CONCRETE B	0	100	0	0	1,565.00	SF 5.20	5.20	100	1988
3	0812	CONCRETE C	0	100	0	0	4,238.00	SF 4.00	4.00	100	1989
4	0845	KOOL DECK	0	100	0	0	1,148.00	SF 7.25	7.25	100	1989
5	0861	POOL GUNIT	0	100	17	38	646.00	SF 85.00	85.00	100	1989
6	0350	CARPORT WD	0	100	12	12	144.00	SF 13.00	13.00	100	1997
7	1127	BRICK 8"	0	100	0	0	42.00	SF 11.00	11.00	100	1997
8	0200	BARN WD 0-	0	100	48	36	1,728.00	SF 20.00	20.00	100	1992

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,207	109.8090	137.26	302,933	1988	1988	0	0	26.50	73.50
1 SNGL FAM - 100% - 0											
Heated Area: 1644											
HX Base Yr											

44353 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	1988	1988	3	64	2,240	
2	0811	CONCRETE B	0	100	0	0	1,565.00	SF 5.20	5.20	100	1988	1988	3	54.5	4,435	
3	0812	CONCRETE C	0	100	0	0	4,238.00	SF 4.00	4.00	100	1989	1989	3	57	9,663	
4	0845	KOOL DECK	0	100	0	0	1,148.00	SF 7.25	7.25	100	1989	1989	3	57	4,744	
5	0861	POOL GUNIT	0	100	17	38	646.00	SF 85.00	85.00	100	1989	1989	3	20	10,982	
6	0350	CARPORT WD	0	100	12	12	144.00	SF 13.00	13.00	100	1997	1997	3	20	374	
7	1127	BRICK 8"	0	100	0	0	42.00	SF 11.00	11.00	100	1997	1997	3	92	425	
8	0200	BARN WD 0-	0	100	48	36	1,728.00	SF 20.00	20.00	100	1992	1992	3	20	6,912	

TOTAL OB/XF											
39,775											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
Tax Group: 6											
Tax Dist:											
BUILDING MARKET VALUE											
222,656											
TOTAL MARKET OB/XF VALUE											
39,775											
TOTAL LAND VALUE - MARKET											
50,000											
TOTAL MARKET VALUE											
312,431											
SOH/AGL Deduction											
141,917											
ASSESSED VALUE											
170,514											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
120,514											
TOTAL JUST VALUE											
312,431											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
303,652											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8916	MH MOVE-ON	15,000	05/27/1992
4893	NEW CONSTR	2,121	03/18/1988
2824	NEW CONSTR	0	12/03/1987
4509	NEW CONSTR	65,996	11/19/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0318/0454	7/01/1980	WD	Q	V		8,800	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W32 FSP=[YR=1993] N10 W23 S10 E23\$ W23											
FGR=[YR=1993] W25 S23 FST=[YR=1993] S7 E25 N7 W25\$ E25 N23 \$											
S30 FOP=[YR=1993] S5 E38 N5 W12 N3 W6 S3 W12 D2 L2 W4 U2											
L2 \$ R2 D2 E4 R2 U2 E12 N3 E6 S3 E29 N30\$.											