

BLOCK 2 LOT 19
IN OR 1555/1325
WOODLAND ESTATES UNIT 2

PAFFORD RICHARD K & KIMBERLY A
44425 MAPLEWOOD COURT
CALLAHAN, FL 32011

2024

16-1N-25-2912-0002-0190



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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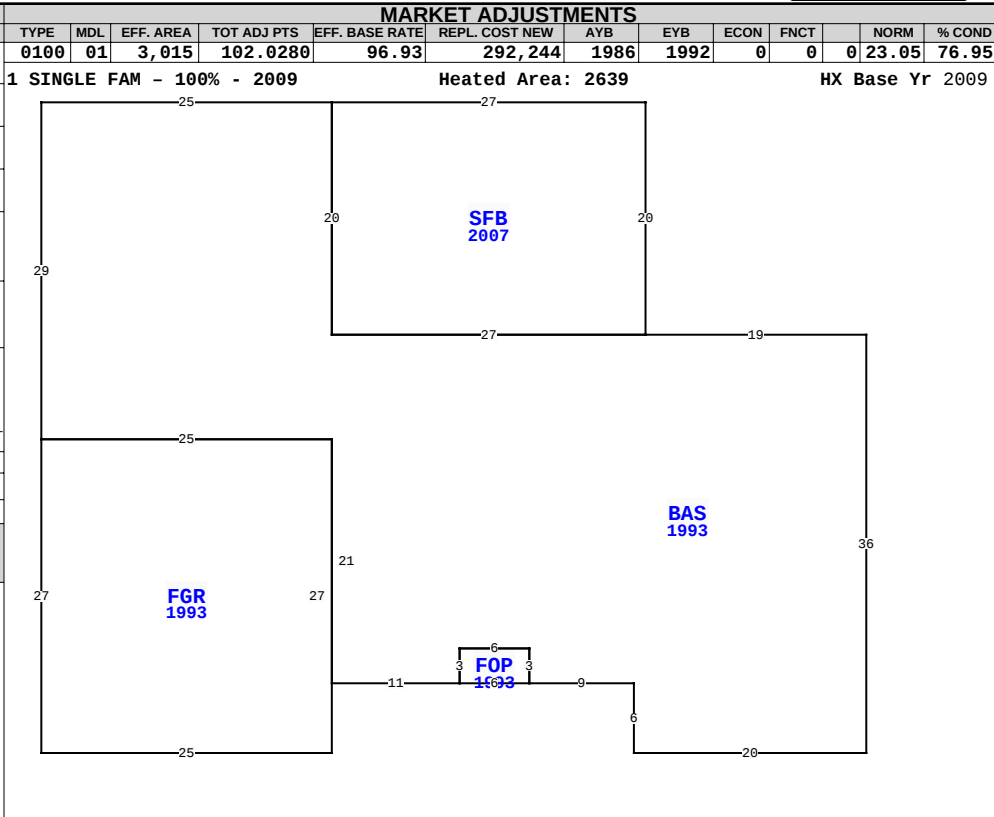
NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,207	100	2,207	164,615
FGR	675	55	371	27,672
FOP	18	30	5	373
SFB	540	80	432	32,222

TOTALS	3,440		3,015	224,882
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,963.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	
4	0861	POOL GUNIT	0	100	16	32	512.00	SF	85.00	85.00	
5	0845	KOOL DECK	0	100	0	0	552.00	SF	7.25	7.25	
6	0812	CONCRETE C	0	100	0	0	1,079.00	SF	4.00	4.00	
7	0940	SHEDS/PORT	0	100	20	12	240.00	SF	20.10	20.10	
8	0681	POLE SHED	0	100	20	8	160.00	SF	15.00	15.00	
9	1127	BRICK 8"	0	100	0	0	48.00	SF	11.00	11.00	

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT	



44425 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	0812	CONCRETE C	0	100	0	0	2,963.00	SF	4.00	4.00	100	1986	1986	3	49.5	5,867	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	1980	1980	3	20	579	
4	0861	POOL GUNIT	0	100	16	32	512.00	SF	85.00	85.00	100	1990	1990	3	20	8,704	
5	0845	KOOL DECK	0	100	0	0	552.00	SF	7.25	7.25	100	1990	1990	3	59.5	2,381	
6	0812	CONCRETE C	0	100	0	0	1,079.00	SF	4.00	4.00	100	1992	1992	3	64	2,762	
7	0940	SHEDS/PORT	0	100	20	12	240.00	SF	20.10	20.10	100	1997	1997	3	20	965	
8	0681	POLE SHED	0	100	20	8	160.00	SF	15.00	15.00	100	1997	1997	3	25	600	
9	1127	BRICK 8"	0	100	0	0	48.00	SF	11.00	11.00	100	1992	1992	3	88	465	

TOTAL OB/XF											
24,423											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						224,882					
TOTAL MARKET OB/XF VALUE						24,423					
TOTAL LAND VALUE - MARKET						50,000					
TOTAL MARKET VALUE						299,305					
SOH/AGL Deduction						121,123					
ASSESSED VALUE						178,182					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						128,182					
TOTAL JUST VALUE						299,305					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						290,161					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6318	XFOB	14,610	02/26/1990
3191	NEW CONSTR	50,000	02/18/1986
3255	NEW CONSTR	1,500	02/18/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1555/1325	3/13/2008	WD	Q	I		220,000	
GRANTOR: BARGERON JOSEPH WAYNE							
GRANTEE: PAFFORD RICHARD K &							
1395/0723	3/13/2006	QC	U	I	01	100	
GRANTOR: BARGERON JOSEPH W & W							
GRANTEE: BARGERON JOSEPH WAY							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W19 SFB=[YR=2007] N20 W27 S20 E27\$ W27 N20 W25 S29 FGR=[YR=1993] S27 E25 N27 W25\$ E25 S21 E11 FOP=[YR=1993] E6 N3 W6 S3\$ N3 E6 S3 E9 S6 E20 N36\$.											