



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	30	VINYL 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,303	100	1993	1,303	139,423
BAS	480	100	2000	480	51,360
FCP	385	25	2000	96	10,272
FGR	349	55	1993	192	20,544
FOP	96	30	1993	29	3,103
USP	225	30	1996	68	7,276
USP	85	30	2001	26	2,782
TOTALS	2,923			2,194	234,761

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	55.00	SF	6.50	6.50	204
2	0811	CONCRETE B	0	100	0	0	987.00	SF	5.20	5.20	3,490
3	0810	CONCRETE A	0	100	0	0	279.00	SF	6.50	6.50	1,396

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,194	97.3728	128.53	281,995	1990	2000	0	0	16.75	83.25
1 SNGL FAM - 100% - 0											
Heated Area: 1783											
HX Base Yr											

44048 MAPLEWOOD CT, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		234,761	
TOTAL MARKET OB/XF VALUE		5,090	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		284,851	
SOH/AGL Deduction		158,136	
ASSESSED VALUE		126,715	
TOTAL EXEMPTION VALUE		100,722	
BASE TAXABLE VALUE		25,993	
TOTAL JUST VALUE		284,851	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		264,431	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005255	REPAIR/RRF	5,056	05/01/2021
18005002	REPAIR/RRF	1,794	06/01/2018
B007313	REPAIR/RRF	10,000	07/01/2000
M004177	H/AC	0	03/01/2000
B996591	ADDITION	30,000	11/01/1999
B952077	ADDITION	2,582	07/01/1995

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD
2385/0838	8/18/2020	WD U	I 11
GRANTOR: SALT FORD REBECCA A			
GRANTEE: FAIRCLOTH WADE GEOR			
0601/0296	7/03/1990	WD Q	I
GRANTOR: SCAFF AUDREY & BETTY			
GRANTEE: SALT FORD REBECCA A			
60,000			

BUILDING NOTES											
BAS=[YR=2000] W20 USP=[YR=2001] W5 USP=[YR=1996] W19 S3 W5 S7 BAS=[YR=1993] W35 S28 E27 FOP=[YR=1993] S8 E12 N8 FGR=[YR=1993] E20 FCP=[YR=2000] E25 N14 W20 N7 W5 S21 \$ N14 W14 N3 W9 S17 E3 \$ W12 \$ E9 N17 E9 S3 E14 N14 W24 \$ E24 N10 \$ S17 E5 N17 \$ S24 E20 N24 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	AC	