

LOT 1 (EX S-1)
IN OR 1010/929
MAPLEWOOD MANOR PB 5/297

BEASLEY TERESA J/ARNOLD ROBERT W
44024 MAPLEWOOD COURT
CALLAHAN, FL 32011

2025

16-1N-25-1315-0001-0000



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 80			
Interior Floo	08	SHT VINYL 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			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,519	100	1993	1,519	151,656
FGR	360	55	1993	198	19,769
FOP	56	30	1993	17	1,698
USP	180	30	2024	54	5,392
TOTALS	2,115			1,788	178,513

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,788	99.0000	130.68	233,656	1992	1992	0	0	23.60	76.40
1 SNGL FAM - 100% - 2002 Heated Area: 1519 HX Base Yr 2002											
44024 MAPLEWOOD CT, CALLAHAN											
						BLD DATE				LGL DATE	
						XF DATE				LAND DATE	05/21/2025
						INC DATE				AG DATE	MLU

EXTRA FEATURES							44024 MAPLEWOOD CT, CALLAHAN				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	1992	1992	3	70	2,450		
2	0812	CONCRETE C	0	100	0	0	1,982.00	SF	4.00	4.00	100	1992	1992	3	62	4,915		
3	0810	CONCRETE A	0	100	0	0	144.00	SF	6.50	6.50	100	2002	2002	3	80	749		
4	0940	SHEDS/PORT	0	100	14	10	140.00	SF	19.50	19.50	100	2002	2002	3	20	546		
5	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	100	2002	2002	3	29	9,135		