BLOCK 1 LOT 1 (EX S-1)
IN OR 1781/1164 & OR 2297/564
ESMT PT OR 1861/825

DYKSTRA JENNIFER M
44304 MAPLEWOOD CT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0001-0010

NASSAU COUNTY PROPERTY

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		2 100
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	03	Quality Level 03

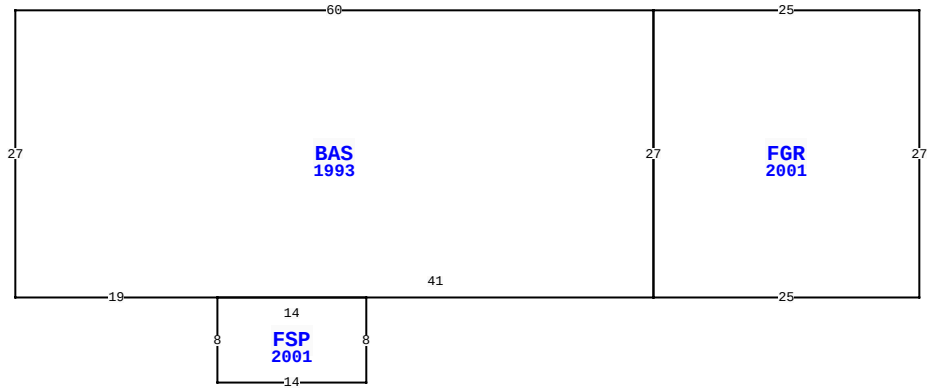
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1993	1,620	127,450
FGR	675	55	2001	371	29,187
FSP	112	40	2001	45	3,540
TOTALS	2,407			2,036	160,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,036	106.8200	106.82	217,486	1984	1987	0	0	0	26.35	73.65

1 SINGLE FAM – 100% - 2020 Heated Area: 1620 HX Base Yr 2020



44304 MAPLEWOOD CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		160,178
TOTAL MARKET OB/XF VALUE		3,331
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		213,509
SOH/AGL Deduction		58,979
ASSESSED VALUE		154,530
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,808
TOTAL JUST VALUE		213,509
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002502	REPAIR/RRF	0	05/01/2000
B995948	ADDITION	9,618	01/04/1999
B984660	GARAGE	15,600	02/01/1998
M972127	H/AC	938	02/01/1997
8016	MH MOVE-ON	3,000	01/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2297/0564	12/26/2018	QC	U	I	11	100
GRANTOR: DYKSTRA JENNIFER M						
GRANTEE: MELTON CONTANCE J &						
2248/0115	12/26/2018	QC	U	I	11	53,500
GRANTOR: DYKSTRA JENNIFER M						
GRANTEE: MELTON CONTANCE J &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2001] W25 BAS=[YR=1993] W60 S27 E19 FSP=[YR=2001]
S8 E14 N8 W14 $ E41 N27 $ S27 E25 N27 $.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	0	0	249.00	SF	6.50	6.50	100	1984	1984	3	41	664	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	1992	1992	3	20	579	
3	0812	CONCRETE C	0	100	0	0	696.00	SF	4.00	4.00	100	1999	1999	3	75	2,088	

LAND DESCRIPTION

TOTAL OB/XF 3,331

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS