BLOCK 1 PT OF LOT 1
IN OR 1752/627
ESMT PT OR 1861/825

BALSER DOROTHY C
44286 MAPLEWOOD COURT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0001-0011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

44286 MAPLEWOOD CT, CALLAHAN

BLD DATE	11/17/2006 KW	LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	37,500
TOTAL MARKET VALUE	49,500
SOH/AGL Deduction	4,807
ASSESSED VALUE	44,693
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,693
TOTAL JUST VALUE	49,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1752/0627	8/22/2011	WD	U	I	30	38,500
GRANTOR: GOSSAGE DAVID B ETAL						
GRANTEE: BALSER DOROTHY C						
1713/0356	11/16/2010	QC	U	I	11	100
GRANTOR: GOSSAGE WENDY & DAVID						
GRANTEE: GOSSAGE DAVID B ETA						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	0.75	50,000.00	37,500.00	37,500							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 07/30/2025 BY SYS