

BLK 1 E150 FT OF LOT 2
IN OR 1929/1070
WOODLAND ESTATES UNIT 2

HOLTON MICHELLE T
44316 MAPLEWOOD CT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0001-0021



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

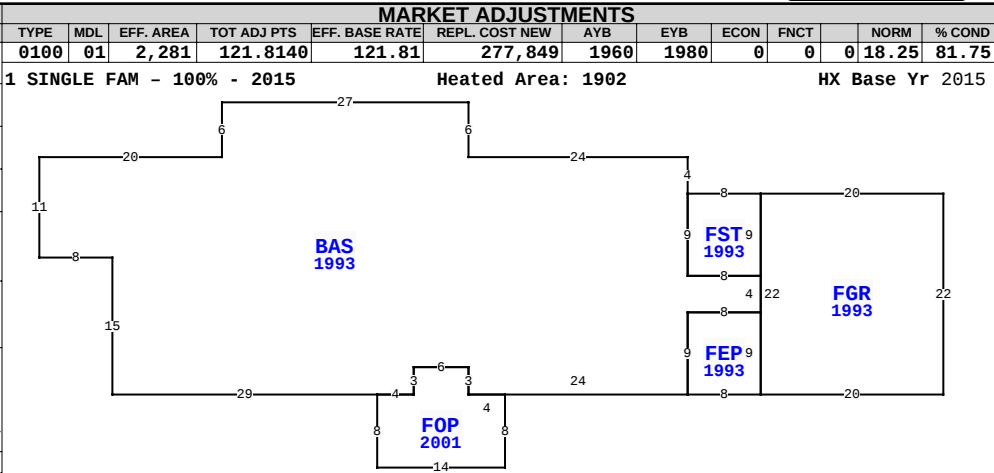
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	1993	1,902	189,401
FEP	72	80	1993	58	5,776
FGR	440	55	1993	242	24,098
FOP	130	30	2001	39	3,884
FST	72	55	1993	40	3,983

TOTALS	2,616			2,281	227,142
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	16	10	160.00	SF	19.50	19.50
2	1242	WD DECK A	0 100	13	13	169.00	SF	10.00	10.00
3	1242	WD DECK A	0 100	20	8	160.00	SF	10.00	10.00

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

REVIEW DATE	05/20/2024	BY	TWA
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44316 MAPLEWOOD CT, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
1,282									

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1,282									

Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		227,142	
TOTAL MARKET OB/XF VALUE		1,282	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		278,424	
SOH/AGL Deduction		125,288	
ASSESSED VALUE		153,136	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		102,414	
TOTAL JUST VALUE		278,424	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		267,727	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R229204	REPAIR/RRF	21,000	10/01/2022
B006827	REPAIR/RRF	20,000	02/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1929/1070	6/19/2014	WD	Q	I	02
GRANTOR: THORNTON JUDY A					SALE PRICE
GRANTEE: HOLTON MICHELLE T					145,000
0536/1246	2/15/1988	WD	Q	V	
GRANTOR: SELF SHERRILL					17,500
GRANTEE: WIGGINS JUDY A					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FGR=[YR=1993] W20 FST=[YR=1993] W8 BAS=[YR=1993] N4 W24 N6 W27 S6 W20 S11 E8 S15 E29 FOP=[YR=2001] S8 E14 N8 W4 N3 W6 S3 W4 \$ E4 N3 E6 S3 E24 FEP=[YR=1993] E8 N9 W8 S9 \$ N9 E8 N4 W8 N9 \$ S9 E8 N9 \$ S22 E20 N22 \$.					