BLK 1 W75 FT OF LOT 2 &
E75 FT OF LOT 3
IN OR 730/281

WILDES RANDY LEE & VONDA KAY
44334 MAPLEWOOD COURT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0001-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

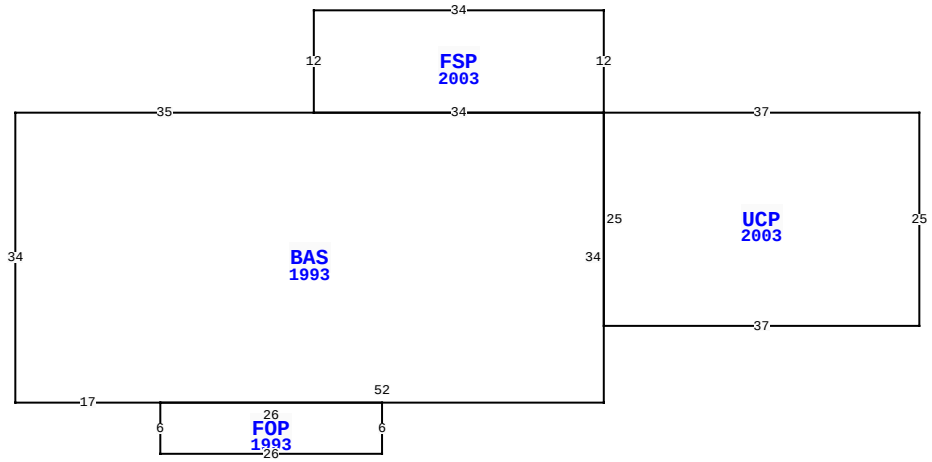
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,346	100	1993	2,346	240,260
FOP	156	30	1993	47	4,813
FSP	408	40	2003	163	16,693
UCP	925	20	2003	185	18,946
TOTALS	3,835			2,741	280,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,741	92.3616	121.92	334,183	1989	1989	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 1996 Heated Area: 2346 HX Base Yr 1996



44334 MAPLEWOOD CT, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		383,661
TOTAL MARKET OB/XF VALUE		69,588
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		503,249
SOH/AGL Deduction		229,238
ASSESSED VALUE		274,011
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		223,289
TOTAL JUST VALUE		503,249
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002874	DEMOLITION	0	01/01/2018
1703326	GARAGE	40,590	06/01/2017
R5078	REPAIR/RRF	600	05/01/2003
B11180	GARAGE	52,800	04/01/2003
B995753	SWIM POOL	17,000	01/02/1999
5749	NEW CONSTR	2,000	03/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0730/0281	5/24/1995	WD	Q	I		97,500
GRANTOR: MILLER JASPER ETAL						
GRANTEE: WILDES RANDY & VOND						
0582/0816	10/30/1989	WD	U	V	07	100
GRANTOR: SELF SHERRIL L & E						
GRANTEE: MILLER JASPER N & C						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2003] W37 FSP=[YR=2003] N12 W34 S12 BAS=[YR=1993] W35 S34 E17 FOP=[YR=1993] S6 E26 N6 W26 $ E52 N34 W34 $ E34 $ S25 E37 N25 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0810	CONCRETE A	0	100	0	0	333.00	SF	6.50	6.50	100	1989	1989	3	54.5	1,180	
3	0861	POOL GUNIT	0	100	30	16	480.00	SF	85.00	85.00	100	1999	1999	3	21	8,568	
4	0855	CONC PAVER	0	100	0	0	811.00	SF	10.00	10.00	100	2017	2017	3	96	7,786	
5	0510	GARAGE WD-	0	100	20	26	520.00	SF	35.00	35.00	100	2017	2017	3	81	14,742	
6	0855	CONC PAVER	0	100	0	0	2,094.00	SF	10.00	10.00	100	2017	2017	3	96	20,102	
7	0911	SCRN RM A	0	100	0	0	1,156.00	SF	17.50	17.50	100	2017	2017	3	74	14,970	

LAND DESCRIPTION

TOTAL OB/XF 69,588

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS

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Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

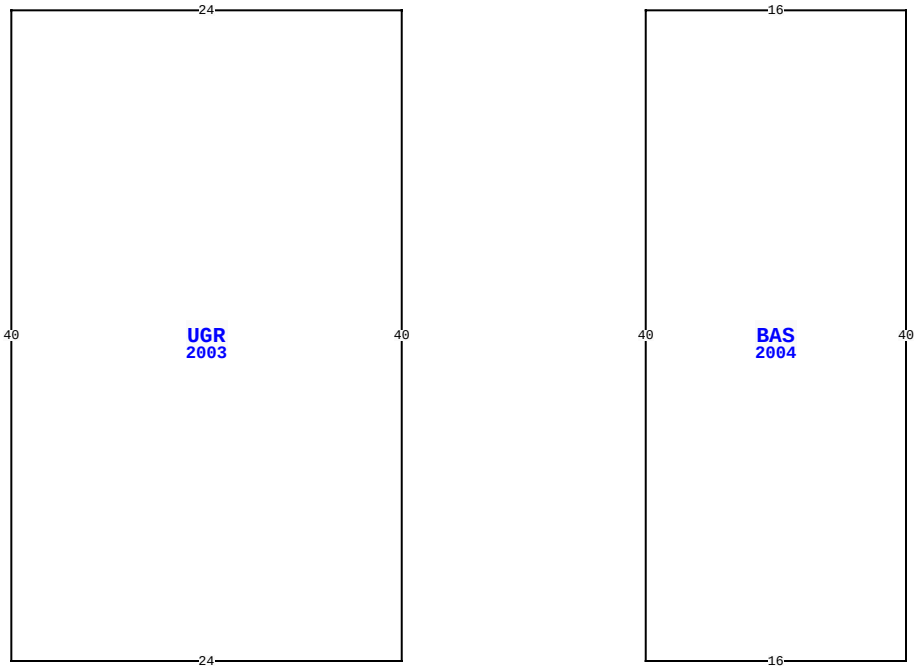
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100	2004	640	61,461
UGR	960	45	2003	432	41,486
TOTALS	1,600			1,072	102,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,072	107.0000	107.00	114,704	2003	2003	0	0	0	10.25	89.75

2 SINGLE FAM – 100% - 1996 Heated Area: 640 HX Base Yr 1996



44334 MAPLEWOOD CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3414	NEW CONSTR	2,000	02/24/1989
5454	NEW CONSTR	64,000	01/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: MILLER JASPER ETAL						
GRANTEE: WILDES RANDY & VOND						
0582/0816	10/30/1989	WD	U	V	07	100
GRANTOR: SELF SHERRIL L & E						
GRANTEE: MILLER JASPER N & C						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2003] W24 S40 E24 N40 $ PTR= E15 BAS=[YR=2004] S40 E16 N40 W16 $ W15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS