BLK 1 LOT 5
IN OR 1925/1632
WOODLAND ESTATES UNIT 2

FLOWERS ROGER L
44390 MAPLEWOOD COURT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0001-0050

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 90
Interior Floo	11	CLAY TILE 10
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

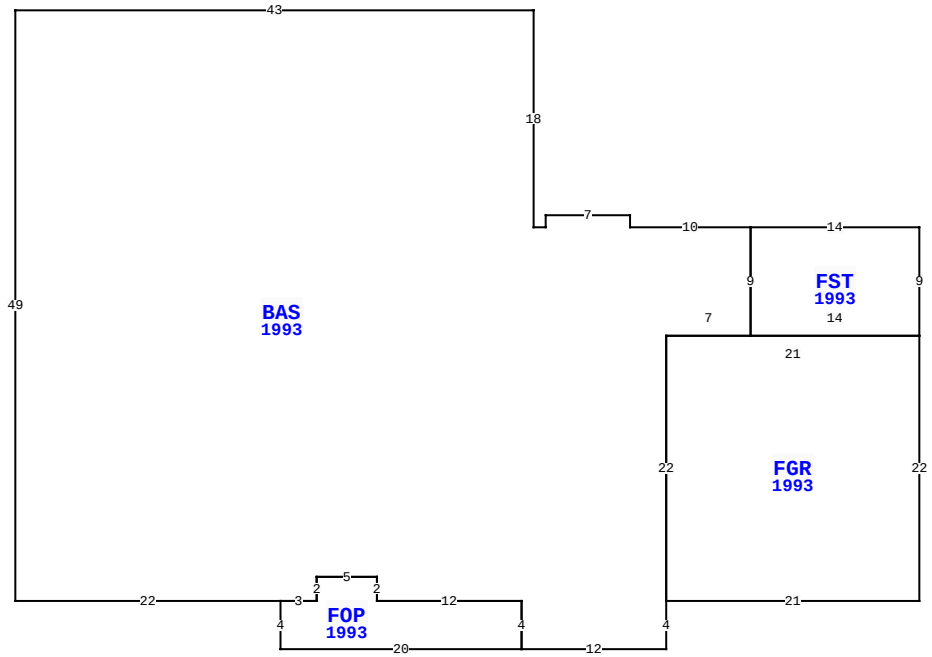
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,556	100	1993	2,556	218,350
FGR	462	55	1993	254	21,698
FOP	90	30	1993	27	2,307
FST	126	55	1993	69	5,894
TOTALS	3,234			2,906	248,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,906	115.9913	115.99	337,067	1987	1987	0	0	0	26.35	73.65

1 SINGLE FAM – 100% - 2024 Heated Area: 2556 HX Base Yr 2024



44390 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		248,250
TOTAL MARKET OB/XF VALUE		26,758
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		325,008
SOH/AGL Deduction		989
ASSESSED VALUE		324,019
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		273,297
TOTAL JUST VALUE		325,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6571	NEW CONSTR	600	03/22/1990
5746	SWIM POOL	12,900	05/19/1989
3669	NEW CONSTR	3,500	08/20/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1925/1632	6/20/2014	WD	Q	I	01	200,000
GRANTOR: LEE HOSUK KIM						
GRANTEE: FLOWERS ROGER L						
0659/0793	5/26/1992	WD	Q	I		145,000
GRANTOR: BECHEM WALTER JR						
GRANTEE: LEE JI SUNG & HOSUK						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W14 BAS=[YR=1993] W10 N1 W7 S1 W1 N18 W43 S49 E22 FOP=[YR=1993] S4 E20 N4 W12 N2 W5 S2 W3 $ E3 N2 E5 S2 E12 S4 E12 N4 FGR=[YR=1993] E21 N22 W21 S22 $ N22 E7 N9 $ S9 E14 N9 $.

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	0812	CONCRETE C	0	100	0	0	1,203.00	SF	4.00	4.00	100	1987	1987	3	49.5	2,382	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
3	1242	WD DECK A	0	100	18	18	324.00	SF	10.00	10.00	100	1989	1989	3	20	648	
4	0861	POOL GUNIT	0	100	30	12	360.00	SF	85.00	85.00	100	1989	1989	3	20	6,120	
5	0845	KOOL DECK	0	100	120	4	516.00	SF	7.25	7.25	100	1989	1989	3	54.5	2,039	
6	0510	GARAGE WD-	0	100	16	16	256.00	SF	35.00	35.00	100	1991	1991	3	20	1,792	
7	1127	BRICK 8"	0	100	0	0	42.00	SF	11.00	11.00	100	1987	1987	3	82	379	
8	0476	VF 6 SBPL	0	100	0	0	365.00	LF	32.00	32.00	100	2018	2018	3	92	10,746	
9	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 26,758

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 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS