BLK 1 LOT 6
IN OR 1923/1368
WOODLAND ESTATES UNIT 2

YUN SUN
44414 MAPLEWOOD CT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Quality	03	Quality Level 03

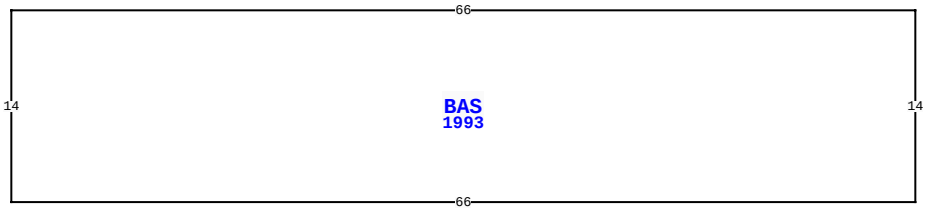
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	25,502
TOTALS	924			924	25,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	115.0000	92.00	85,008	1986	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2015 Heated Area: 924 HX Base Yr 2015



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		38,742
TOTAL MARKET OB/XF VALUE		9,063
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		97,805
SOH/AGL Deduction		47,063
ASSESSED VALUE		50,742
TOTAL EXEMPTION VALUE	HX HB	25,742
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		97,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632722	GARAGE	6,580	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1923/1368	6/20/2014	SW	U	I	12	34,000
GRANTOR: SOUTHEASTERN BANK						
GRANTEE: YUN SUN						
1920/1152	6/02/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: SOUTHEASTERN BANK						

44414 MAPLEWOOD CT, CALLAHAN

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

BUILDING NOTES

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	0752	USP	0	100	8	16	128.00	SF	15.00	15.00	100	2015	2015	3	75	1,440	
2	0752	USP	0	100	20	16	320.00	SF	15.00	15.00	100	2000	2000	3	27	1,296	
3	0810	CONCRETE A	0	100	25	4	512.00	SF	6.50	6.50	100	1987	1987	3	49.5	1,647	
4	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	100	2018	2018	3	78	4,680	

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 9,063

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

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

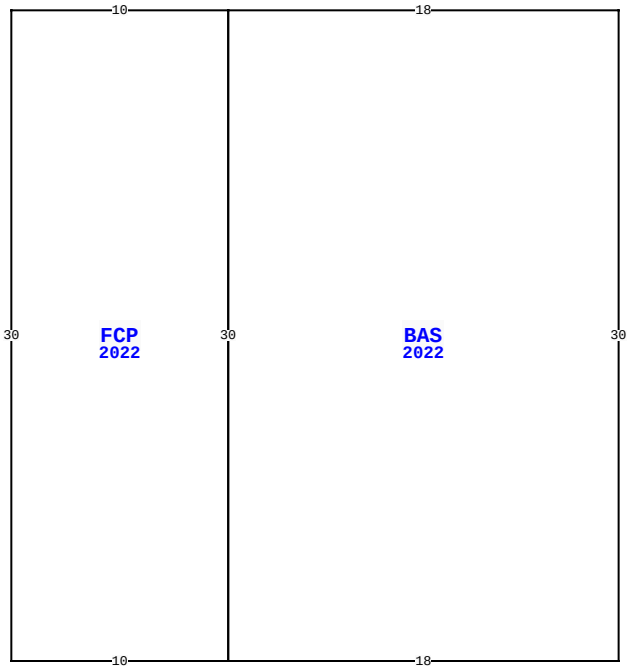
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	2022	540	11,625
FCP	300	25	2022	75	1,615
TOTALS	840			615	13,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	615	63.2500	23.40	14,391	2016	2016	0	0	0	8.00	92.00

2 GARAGE RES – 100% - 2015 Heated Area: 540 HX Base Yr 2015



44414 MAPLEWOOD CT, CALLAHAN

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

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1920/1152	6/02/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: SOUTHEASTERN BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 FCP=[YR=2022] W10 S30 E10 N30$ S30 E18 N30$.

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 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