BLK 1 PT OF LOT 8
IN OR 455/692
WOODLAND ESTATES UNIT 2

JENKINS EDWARD F & MELISSA W
44476 MAPLEWOOD COURT
CALLAHAN, FL 32011

**2025**

**16-1N-25-2912-0001-0081**

## BUILDING CHARACTERISTICS

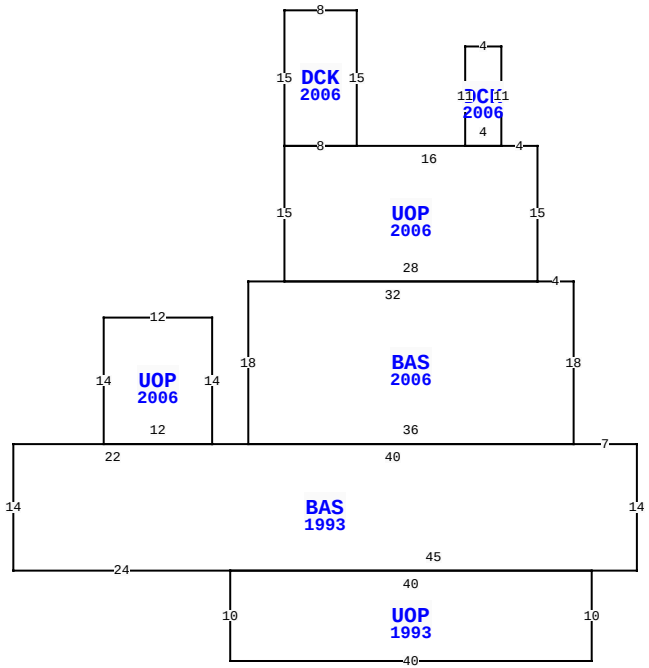
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 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 |
| 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 | 966 | 100 | 1993 | 966 | 38,331 |
| BAS | 648 | 100 | 2006 | 648 | 25,713 |
| DCK | 44 | 15 | 2006 | 7 | 278 |
| DCK | 120 | 15 | 2006 | 18 | 714 |
| UOP | 400 | 25 | 1993 | 100 | 3,968 |
| UOP | 168 | 25 | 2006 | 42 | 1,666 |
| UOP | 420 | 25 | 2006 | 105 | 4,166 |
| TOTALS | 2,766 | | | 1,886 | 74,836 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,886 | 124.0000 | 99.20 | 187,091 | 1984 | 1998 | 0 | 0 | 0 | 60.00 | 40.00 |

1 M/H 93- – 100% - 0 Heated Area: 1614 HX Base Yr




44476 MAPLEWOOD CT, CALLAHAN

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 74,836 |
| TOTAL MARKET OB/XF VALUE | | 6,570 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 131,406 |
| SOH/AGL Deduction | | 61,658 |
| ASSESSED VALUE | | 69,748 |
| TOTAL EXEMPTION VALUE | HX HB | 44,748 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 131,406 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 125,561 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0455/0692 | 5/01/1985 | WD | Q | V | | 11,500 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W7 BAS=[YR=2006] N18 W4 UOP=[YR=2006] N15 W4 DCK=[YR=2006] N11 W4 S11 E4$ W16 DCK=[YR=2006] N15 W8 S15 E8$ W8 S15 E28$ W32 S18 E36$ W40 UOP=[YR=2006] N14 W12 S14 E12$ W22 S14 E24 UOP=[YR=1993] S10 E40 N10 W40$ E45 N14$.

## 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 | 0510 | GARAGE WD- | 0 | 100 | 16 | 20 | 320.00 | SF | 28.00 | 28.00 | 100 | 1991 | 1991 | 3 | 20 | 1,792 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 14 | 22 | 308.00 | SF | 10.00 | 10.00 | 100 | 1993 | 1993 | 3 | 20 | 616 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 16 | 12 | 192.00 | SF | 15.00 | 15.00 | 100 | 2004 | 2004 | 3 | 32 | 922 | |
| 4 | 0530 | STBL WD | 0 | 100 | 20 | 20 | 400.00 | SF | 30.00 | 30.00 | 100 | 2000 | 2000 | 3 | 27 | 3,240 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,570

| 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 | | 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