BLOCK 1 PT OF LOT 8
IN OR 2594/1008
WOODLAND ESTATES UNIT 2

JOHNSON GLENN P & GLENDA M L/E/
44460 MAPLEWOOD COURT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0001-0082

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

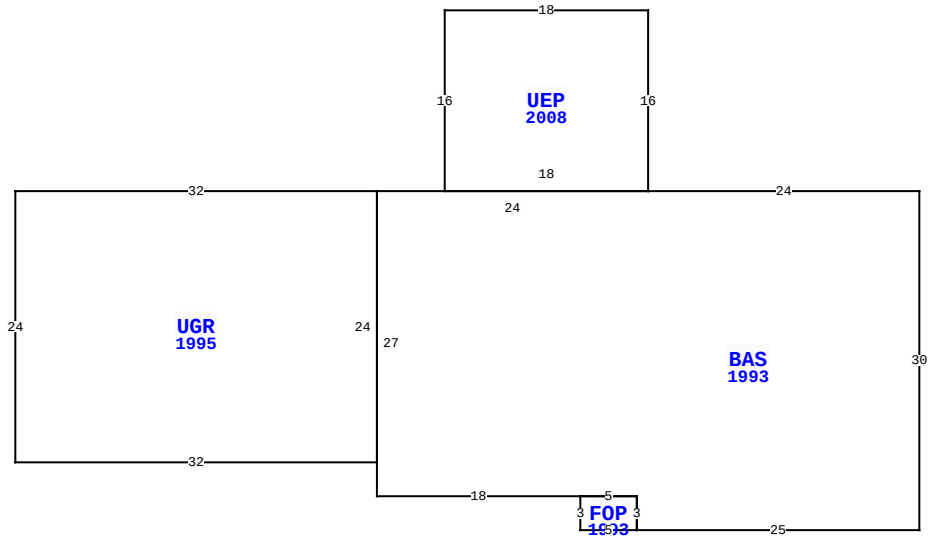
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,371	100	1993	1,371	115,994
FOP	15	30	1993	4	338
UEP	288	60	2008	173	14,637
UGR	768	45	1995	346	29,273
TOTALS	2,442			1,894	160,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,894	110.7400	110.74	209,742	1991	1992	0	0	0	23.60	76.40

1 SINGLE FAM – 100% - 0 Heated Area: 1371 HX Base Yr



44460 MAPLEWOOD CT, CALLAHAN

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

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	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1991	1991	3	20	480	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
3	0811	CONCRETE B	0	100	0	0	913.00	SF	5.20	5.20	100	1995	1995	3	68	3,228	
4	0825	BRICK	0	100	0	0	64.00	SF	12.50	12.50	100	1991	1991	3	86	688	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		160,243
TOTAL MARKET OB/XF VALUE		6,776
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		217,019
SOH/AGL Deduction		94,902
ASSESSED VALUE		122,117
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,395
TOTAL JUST VALUE		217,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951758	XFOB	4,000	03/03/1995
B941036	GARAGE	14,056	05/01/1994
3839	H/AC	1,500	07/02/1991
7287	NEW CONSTR	45,006	06/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/1008	8/11/2022	QC	U	I	11	100
GRANTOR: JOHNSON GLENN P & GLE						
GRANTEE: SELPH KRYSTLE ELIZA						
0456/0369	5/01/1985	WD	Q	V		12,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 UEP=[YR=2008] N16 W18 S16 E18 $ W24
UGR=[YR=1995] W32 S24 E32 N24 $ S27 E18 FOP=[YR=1993] S3 E5
N3 W5 $ E5 S3 E25 N30$.

LAND DESCRIPTION

TOTAL OB/XF 6,776

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 05/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS