BLOCK 2 LOT 3
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

BUTLER JOEY T/BUTLER TINA L
44111 MAPLEWOOD CT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0002-0030

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	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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

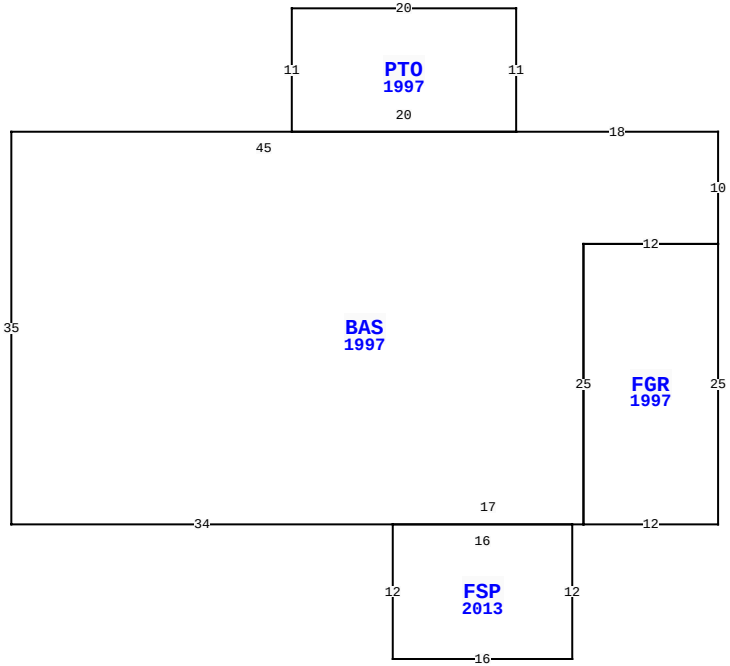
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,905	100	1997	1,905	248,989
FGR	300	55	1997	165	21,566
FSP	192	40	2013	77	10,064
PTO	220	5	1997	11	1,438
TOTALS	2,617			2,158	282,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,158	118.5800	156.53	337,792	1997	2002	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2025 Heated Area: 1905 HX Base Yr 2025



44111 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		282,056
TOTAL MARKET OB/XF VALUE		30,298
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		362,354
SOH/AGL Deduction		155,167
ASSESSED VALUE		207,187
TOTAL EXEMPTION VALUE	HX HB DX DV	65,722
BASE TAXABLE VALUE		141,465
TOTAL JUST VALUE		362,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000687	REPAIR/RRF	13,987	01/21/2021
B973736	NEW CONSTR	72,200	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2693/532	2/07/2024	QC	U	I	11	21,000
GRANTOR: BUTLER JOEY						
GRANTEE: BUTLER JOEY T						
1926/0833	5/14/2014	SW	U	I	12	149,900
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: BUTLER JOEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W18 PTO=[YR=1997] N11 W20 S11 E20$ W45 S35 E34 FSP=[YR=2013] S12 E16 N12 W16$ E17 FGR=[YR=1997] E12 N25 W12 S25$ N25 E12 N10$.

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	1997	1997	3	79	2,765	
2	0812	CONCRETE C	0	100	0	0	2,255.00	SF	4.00	4.00	100	1997	1997	3	72	6,494	
3	0681	POLE SHED	0	100	20	33	660.00	SF	15.00	15.00	100	1995	1995	3	20	1,980	
4	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100	1996	1996	3	23	497	
5	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1996	1996	3	20	1,152	
6	0681	POLE SHED	0	100	10	11	110.00	SF	15.00	15.00	100	1996	1996	3	23	380	
7	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50	6.50	100	1999	1999	3	75	1,755	
8	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2003	2003	3	29	9,663	
9	0845	KOOL DECK	0	100	0	0	944.00	SF	7.25	7.25	100	2003	2003	3	82	5,612	

LAND DESCRIPTION

TOTAL OB/XF 30,298

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 07/16/2021 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS