BLOCK 2 LOTS 4 & 5
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

NETTLES CHARLES B/NETTLES MARLO D
44139 MAPLEWOOD COURT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

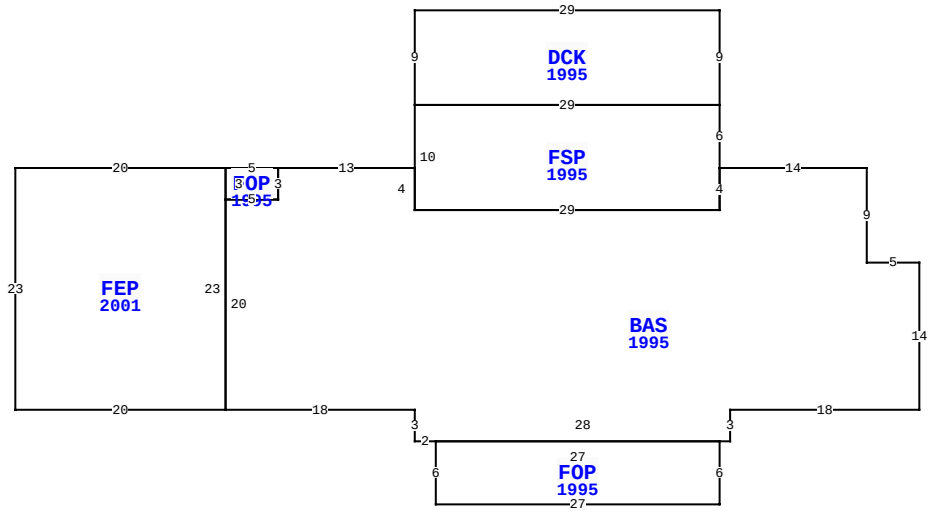
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,432	100	1995	1,432	137,939
DCK	261	10	1995	26	2,504
FEP	460	80	2001	368	35,448
FOP	15	30	1995	4	386
FOP	162	30	1995	49	4,720
FSP	290	40	1995	116	11,174
TOTALS	2,620			1,995	192,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,995	119.6580	119.66	238,722	1995	1998	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 0 Heated Area: 1432 HX Base Yr



44139 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		192,171
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		267,171
SOH/AGL Deduction		136,502
ASSESSED VALUE		130,669
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		79,947
TOTAL JUST VALUE		267,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614909	REPAIR/RRF	9,434	03/01/2016
B00	NEW CONSTR	81,780	06/01/2000
995675	CARPORT	3,780	01/01/1999
B951809	NEW CONSTR	78,000	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2775/1670	3/21/2025	QC	U	I	11	9,500
GRANTOR: NETTLES CHARLES B						
GRANTEE: NETTLES CHARLES B						
0928/0933	4/13/2000	QC	Q	I	01	100
GRANTOR: JONES KATHLEEN H						
GRANTEE: NETTLES CHARLES B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W5 N9 W14 FSP=[YR=1995] N6 DCK=[YR=1995] N9 W29 S9 E29 $ W29 S10 E29 N4 $ S4 W29 N4 W13 FOP=[YR=1995] W5 FEP=[YR=2001] W20 S23 E20 N23 $ S3 E5 N3 $ S3 W5 S20 E18 S3 E2 FOP=[YR=1995] S6 E27 N6 W27 $ E28 N3 E18 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	2.00	LT		1.00	1.00	0.75	50,000.00	37,500.00	75,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS