BLOCK 2 LOT 9
ESMT PT OR 1861/825
WOODLAND ESTATES UNIT 2

KATELEY JOHN & KERIE
44225 MAPLEWOOD CT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0002-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

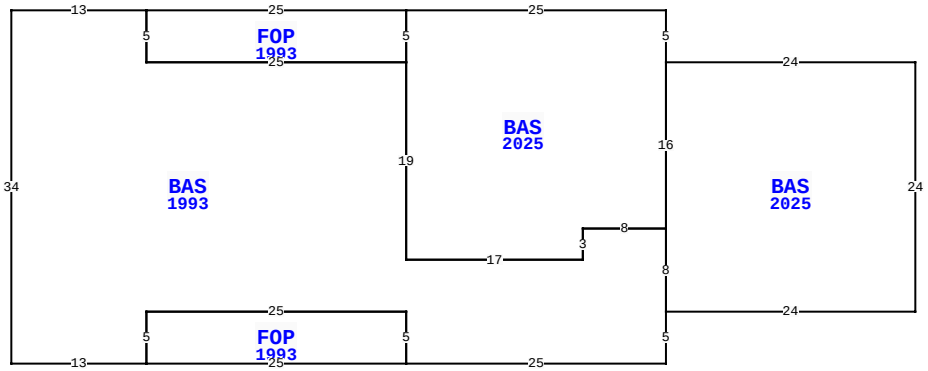
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,316	100	1993	1,316	152,481
BAS	576	100	2025	576	66,739
BAS	576	100	2025	576	66,739
FOP	125	30	1993	38	4,403
FOP	125	30	1993	38	4,403
TOTALS	2,718			2,544	294,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,544	100.8960	133.18	338,810	1978	1998	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2025 Heated Area: 2468 HX Base Yr 2025



44225 MAPLEWOOD CT, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		306,280
TOTAL MARKET OB/XF VALUE		11,556
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		367,836
SOH/AGL Deduction		131,559
ASSESSED VALUE		236,277
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		180,555
TOTAL JUST VALUE		367,836
NCON VALUE		131,634
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009090	ENCLOSING GARAGE	5,200	08/02/2024
18006396	GARAGE	26,290	09/01/2018
R1313461	REPAIR/RRF	5,400	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2714/1319	5/28/2024	WD	Q	I	01	405,000
GRANTOR: BARNES ANGELA						
GRANTEE: KATELEY JOHN & KERI						
0273/0406	8/01/1978	WD	U	V		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-50,0] W13 S34 E13 N5 E25 S5 E25 N5 N8 W8 S3 W17 N19 W25 N5 $
BAS=[YR=2025;ORIG=-25,24] E17 N3 E8 N16 N5 W25 S5 S19 $
BAS=[YR=2025;ORIG=0,5] E24 S24 W24 N8 N16 $
FOP=[YR=1993;ORIG=-25,0] W25 S5 E25 N5 $
FOP=[YR=1993;ORIG=-50,34] E25 N5 W25 S5 $
.

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	1980	1980	3	44	1,540	
2	0810	CONCRETE A	0	100	0	0	528.00	SF	6.50	6.50	100	2025	2013		93	3,192	
3	0803	ASPHALT C	0	100	0	0	4,265.00	SF	2.00	2.00	100	2025	2018		80	6,824	

LAND DESCRIPTION

TOTAL OB/XF 11,556

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 03/26/2025 BY TW 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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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 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	03	Quality Level 03

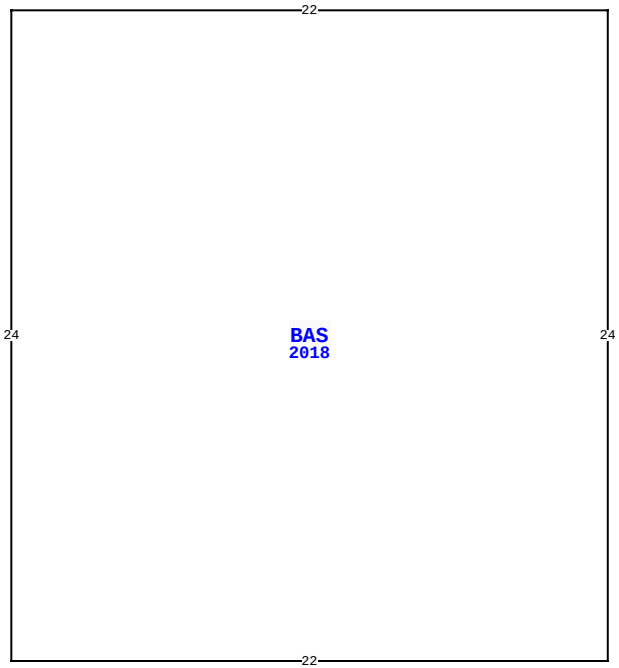
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100	2018	528	11,515
TOTALS	528			528	11,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	528	62.7000	23.20	12,250	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2025 Heated Area: 528 HX Base Yr 2025



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0273/0406	8/01/1978	WD	U	V		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W22 S24 E22 N24$.

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 03/26/2025 BY TW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS