BLOCK 2 LOT 11
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

GORDY ALBERT P III
44277 MAPLEWOOD COURT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0002-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

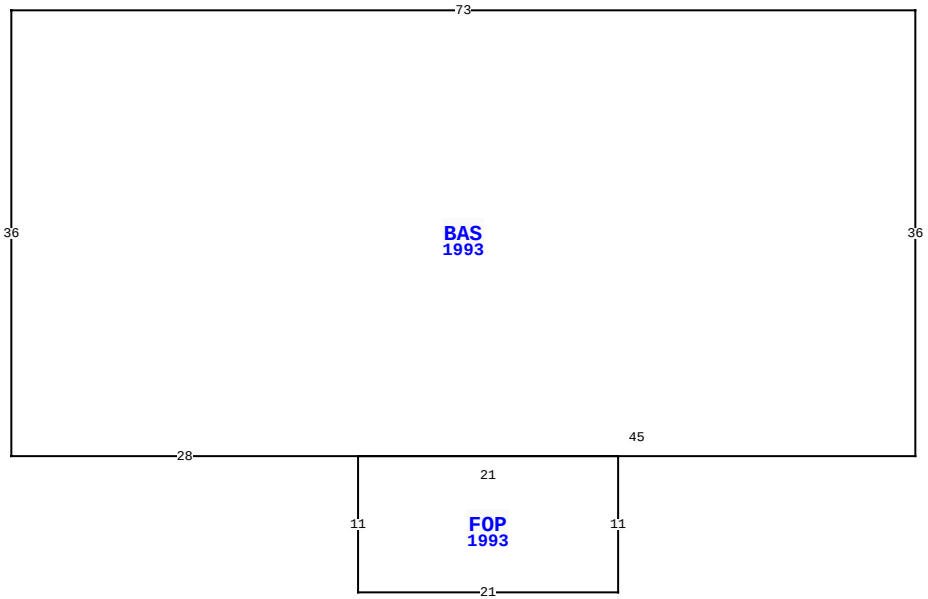
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,628	100	1993	2,628	204,656
FOP	231	30	1993	69	5,373
TOTALS	2,859			2,697	210,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,697	92.1600	92.16	248,556	1993	1993	0	0	0	15.50	84.50

2 SINGLE FAM – 0% - 2025 Heated Area: 2628 HX Base Yr



44277 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	210,030
TOTAL MARKET OB/XF VALUE	18,488
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	278,518
SOH/AGL Deduction	0
ASSESSED VALUE	278,518
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,518
TOTAL JUST VALUE	278,518
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313403	REPAIR/RRF	12,800	03/01/2013
E951786	NEW CONSTR	0	04/01/1995
5238	REPAIR/RRF	1,500	10/17/1988
4428	N/A	91,121	10/09/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2587/1037	8/26/2022	LE	U	I	11	100
GRANTOR: GORDY BETTY						
GRANTEE: GORDY ALBERT P III						
0247/0559	4/01/1977	WD	U	I		13,600
GRANTOR:						
GRANTEE:						

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	0511	GARAGE CB-	0	0	26	24	624.00	SF	26.80	26.80	100	1976	1976	3	26	4,348	
2	0940	SHEDS/PORT	0	0	24	12	288.00	SF	18.00	18.00	100	1980	1980	3	20	1,037	
3	0510	GARAGE WD-	0	0	25	33	825.00	SF	35.00	35.00	100	1975	1975	3	20	5,775	
4	0812	CONCRETE C	0	0	0	0	2,617.00	SF	4.00	4.00	100	1996	1996	3	70	7,328	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W73 S36 E28 FOP=[YR=1993] S11 E21 N11 W21$ E45 N36$.

LAND DESCRIPTION

TOTAL OB/XF 18,488

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	0	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