BLOCK 2 LOT 12 (EX S-1)
IN OR 629 PG 837
WOODLAND ESTATES UNIT 2

FREEMAN JAMES R JR & VICKIE J
44309 MAPLEWOOD COURT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0002-0120

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

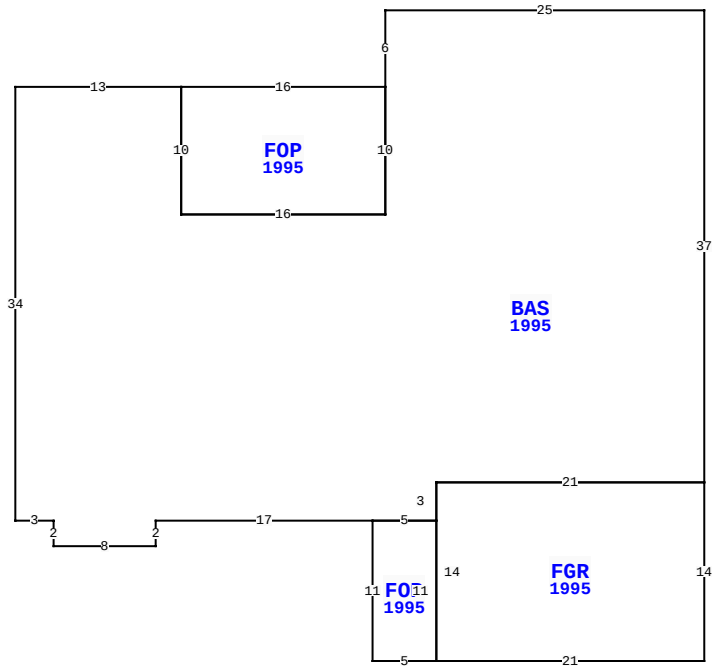
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,779	100	1995	1,779	183,426
FGR	294	55	1995	162	16,703
FOP	55	30	1995	16	1,649
FOP	160	30	1995	48	4,949
TOTALS	2,288			2,005	206,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,005	96.1380	126.90	254,434	1995	1999	0	0	0	18.75	81.25

1 SNGL FAM – 100% - 1996 Heated Area: 1779 HX Base Yr 1996



44309 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		206,728
TOTAL MARKET OB/XF VALUE		11,463
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		268,191
SOH/AGL Deduction		126,565
ASSESSED VALUE		141,626
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,904
TOTAL JUST VALUE		268,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2306169	ROOF		05/11/2023
R13049	RE-ROOF	8,500	08/01/2012
B952102	NEW CONSTR	65,000	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0629/0837	6/25/1991	WD	Q	V		20,000
GRANTOR: BLOUNT ROBT & BEA L						
GRANTEE: FREEMAN JAMES JR &						
0301/0592	10/01/1979	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W25 S6 FOP=[YR=1995] W16 S10 E16 N10$ S10 W16 N10 W13 S34 E3 S2 E8 N2 E17 FOP=[YR=1995] S11 E5 FGR=[YR=1995] E21 N14 W21 S14$ N11 W5$ E5 N3 E21 N37$.

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	1995	1995	3	76	2,660	
2	0510	GARAGE WD-	0	100	24	28	672.00	SF	35.00	35.00	100	1995	1995	3	20	4,704	
3	0350	CARPORT WD	0	100	24	16	384.00	SF	13.00	13.00	100	1995	1995	3	20	998	
4	0811	CONCRETE B	0	100	0	0	877.00	SF	5.20	5.20	100	1995	1995	3	68	3,101	

LAND DESCRIPTION

TOTAL OB/XF 11,463

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