BLOCK 2 LOT 15
IN OR 1917/468
WOODLAND ESTATES UNIT 2

YAMNITZ JAMES
44373 MAPLEWOOD CT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0002-0150

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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

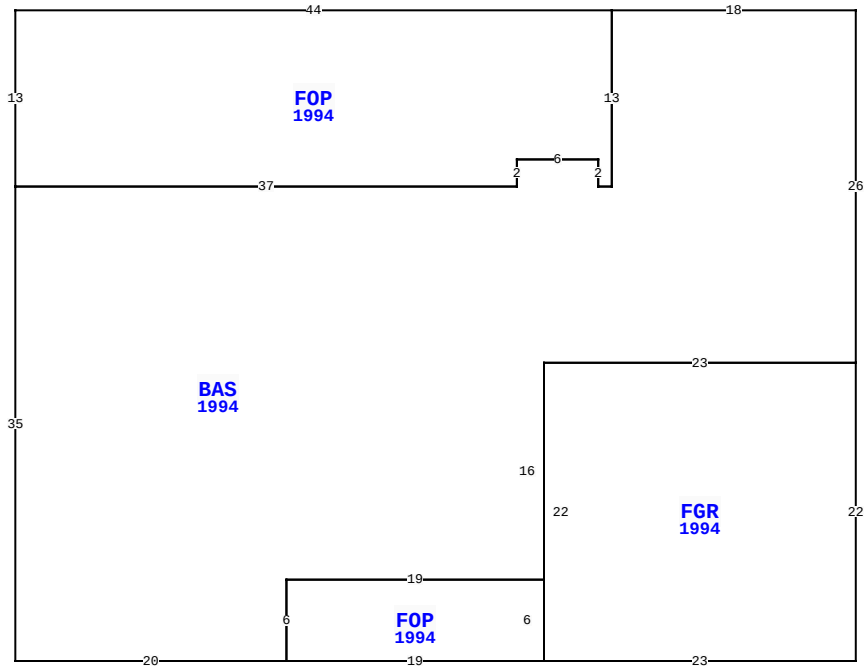
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,796	100	1994	1,796	155,877
FGR	506	55	1994	278	24,128
FOP	114	30	1994	34	2,951
FOP	560	30	1994	168	14,581
TOTALS	2,976			2,276	197,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,276	106.8200	106.82	243,122	1994	1999	0	0	0	18.75	81.25

1 SINGLE FAM – 100% - 2009 Heated Area: 1796 HX Base Yr 2009



44373 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		197,537
TOTAL MARKET OB/XF VALUE		13,967
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		261,504
SOH/AGL Deduction		106,481
ASSESSED VALUE		155,023
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		99,301
TOTAL JUST VALUE		261,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-09966	REROOF	16,394	08/01/2023
B97	NEW CONSTR	102,774	12/01/1997
B973677	GARAGE	17,950	02/01/1997
B941097	NEW CONSTR	82,022	10/01/1994
M94648	H/AC	2,800	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1917/0468	10/17/2013	QC	U	I	11	121,500
GRANTOR: YAMNITZ JAMES & JOYCE						
GRANTEE: YAMNITZ JAMES						
1417/1135	6/06/2006	WD	Q	I		286,000
GRANTOR: KIRKMAN TIMOTHY GLEN						
GRANTEE: YAMNITZ JAMES & JOY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W18 FOP=[YR=1994] W44 S13 E37 N2 E6 S2 E1 N13$ S13 W1 N2 W6 S2 W37 S35 E20 FOP=[YR=1994] E19 FGR=[YR=1994] E23 N22 W23 S22$ N6 W19 S6$ N6 E19 N16 E23 N26$.

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	1994	1994	3	74	2,590	
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	19.50	19.50	100	1994	1994	3	20	250	
3	0812	CONCRETE C	0	100	0	0	1,271.00	SF	4.00	4.00	100	1994	1994	3	66	3,355	
4	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00	35.00	100	1997	1997	3	24	6,048	
5	0350	CARPORT WD	0	100	24	14	336.00	SF	13.00	13.00	100	1997	1997	3	20	874	
6	0351	CARPORT MT	0	100	40	18	720.00	SF	5.90	5.90	100	2002	2002	3	20	850	

LAND DESCRIPTION

TOTAL OB/XF 13,967

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