BLOCK 2 LOT 19
IN OR 1555/1325
WOODLAND ESTATES UNIT 2

PAFFORD RICHARD K & KIMBERLY A
44425 MAPLEWOOD COURT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0002-0190

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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

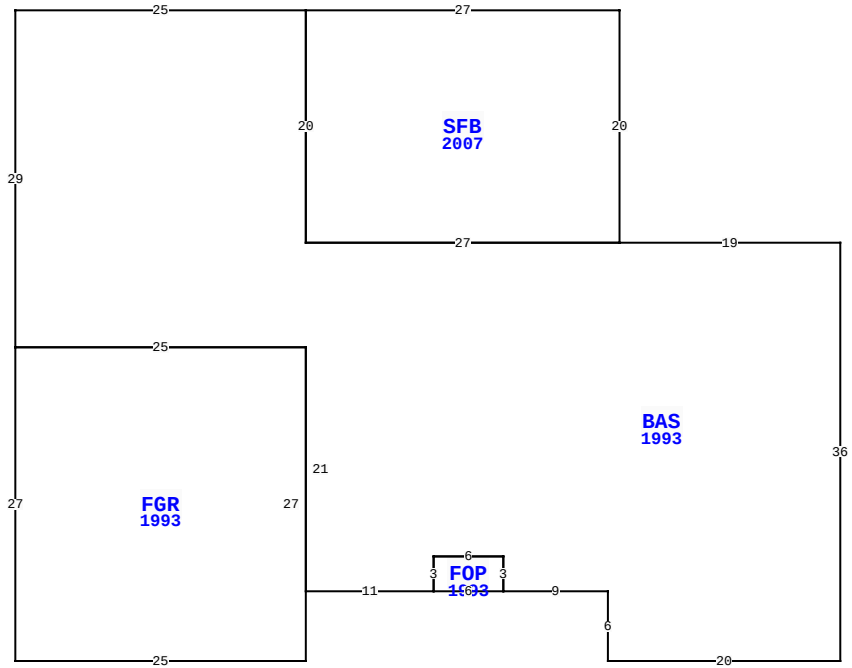
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,207	100	1993	2,207	172,038
FGR	675	55	1993	371	28,920
FOP	18	30	1993	5	390
SFB	540	80	2007	432	33,675
TOTALS	3,440			3,015	235,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,015	102.0280	102.03	307,620	1986	1992	0	0	0	23.60	76.40

1 SINGLE FAM – 100% - 2009 Heated Area: 2639 HX Base Yr 2009



44425 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		235,022
TOTAL MARKET OB/XF VALUE		23,840
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		308,862
SOH/AGL Deduction		125,513
ASSESSED VALUE		183,349
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,627
TOTAL JUST VALUE		308,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6318	XFOB	14,610	02/26/1990
3191	NEW CONSTR	50,000	02/18/1986
3255	NEW CONSTR	1,500	02/18/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1555/1325	3/13/2008	WD	Q	I		220,000
GRANTOR: BARGERON JOSEPH WAYNE						
GRANTEE: PAFFORD RICHARD K &						
1395/0723	3/13/2006	QC	Q	I	01	100
GRANTOR: BARGERON JOSEPH W & W						
GRANTEE: BARGERON JOSEPH WAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 SFB=[YR=2007] N20 W27 S20 E27$ W27 N20 W25 S29 FGR=[YR=1993] S27 E25 N27 W25$ E25 S21 E11 FOP=[YR=1993] E6 N3 W6 S3$ N3 E6 S3 E9 S6 E20 N36$.

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	0812	CONCRETE C	0	100	0	0	2,963.00	SF	4.00	4.00	100	1986	1986	3	47	5,570	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	1980	1980	3	20	579	
4	0861	POOL GUNIT	0	100	16	32	512.00	SF	85.00	85.00	100	1990	1990	3	20	8,704	
5	0845	KOOL DECK	0	100	0	0	552.00	SF	7.25	7.25	100	1990	1990	3	57	2,281	
6	0812	CONCRETE C	0	100	0	0	1,079.00	SF	4.00	4.00	100	1992	1992	3	62	2,676	
7	0940	SHEDS/PORT	0	100	20	12	240.00	SF	20.10	20.10	100	1997	1997	3	20	965	
8	0681	POLE SHED	0	100	20	8	160.00	SF	15.00	15.00	100	1997	1997	3	24	576	
9	1127	BRICK 8"	0	100	0	0	48.00	SF	11.00	11.00	100	1992	1992	3	87	459	

LAND DESCRIPTION

TOTAL OB/XF 23,840

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