BLOCK 2 LOT 22
IN OR 662 PG 1679
WOODLAND ESTATES UNIT 2

FLIGHT JEFFERY E SR & MARGARET
44461 MAPLEWOOD COURT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0002-0220

BUILDING CHARACTERISTICS

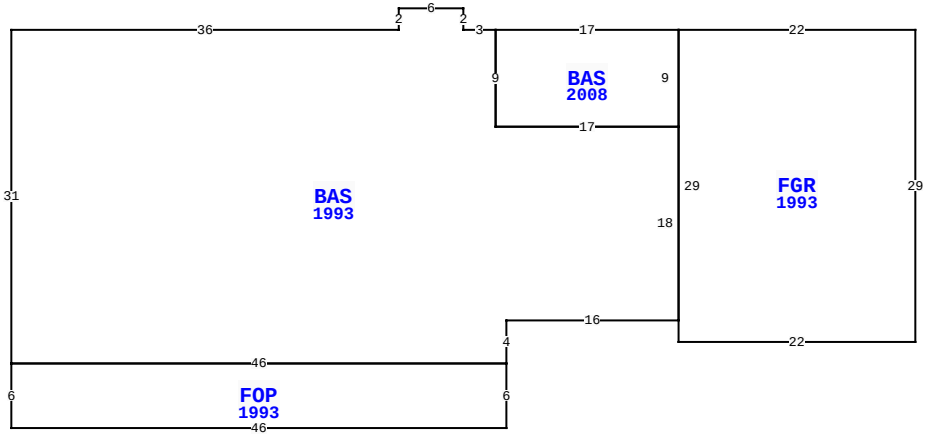
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,717	100	1993	1,717	168,358
BAS	153	100	2008	153	15,002
FGR	638	55	1993	351	34,417
FOP	276	30	1993	83	8,139
TOTALS	2,784			2,304	225,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,304	134.3188	134.32	309,473	1985	1990	0	0	0	27.00	73.00

1 SINGLE FAM – 100% - 0 Heated Area: 1870 HX Base Yr



44461 MAPLEWOOD CT, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		225,915
TOTAL MARKET OB/XF VALUE		50,132
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		326,047
SOH/AGL Deduction		140,921
ASSESSED VALUE		185,126
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,404
TOTAL JUST VALUE		326,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23587	REPAIR/RRF	1,245	05/01/2010
B21682	SWIM POOL	41,150	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0662/1679	7/08/1992	WD	Q	I		85,000
GRANTOR: HOLLAND WALTER JR						
GRANTEE: FLIGHT JEFFERY SR						
0455/0555	5/01/1985	WD	Q	I		88,400
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
2	0812	CONCRETE C	0	100	0	0	1,010.00	SF	4.00	4.00	100	1985	1985	3	44	1,778	
3	0681	POLE SHED	0	100	20	30	600.00	SF	15.00	15.00	100	1990	1990	3	20	1,800	
4	0940	SHEDS/PORT	0	100	20	10	200.00	SF	21.30	21.30	100	1990	1990	3	20	852	
5	0812	CONCRETE C	0	100	0	0	2,203.00	SF	4.00	4.00	100	1998	1998	3	73	6,433	
6	0940	SHEDS/PORT	0	100	16	12	192.00	SF	20.10	20.10	100	1998	1998	3	20	772	
7	0680	POLE SHED	0	100	20	10	200.00	SF	10.00	10.00	100	2000	2000	3	27	540	
8	0861	POOL GUNIT	0	100	16	32	512.00	SF	85.00	85.00	100	2008	2008	3	48	20,890	
9	0855	CONC PAVER	0	100	0	0	1,378.00	SF	10.00	10.00	100	2008	2008	3	88	12,126	
10	0462	ST/AL FNC	0	100	0	0	621.00	SF	10.00	10.00	100	2008	2008	3	48	2,981	

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W22 BAS=[YR=2008] W17 BAS=[YR=1993] W3 N2 W6 S2 W36 S31 FOP=[YR=1993] S6 E46 N6 W46$ E46 N4 E16 N18 W17 N9$ S9 E17 N9$ S29 E22 N29$.

LAND DESCRIPTION

TOTAL OB/XF 50,132

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 08/06/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS