

BLOCK 2 LOT 23
IN OR 1762/1685
WOODLAND ESTATES UNIT 2

FLIGHT JEFF & MARGARET
44461 MAPLEWOOD COURT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0002-0230



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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
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NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1993	1,456	199,004
BAS	520	100	2020	520	71,073
FOP	144	30	1993	43	5,877
USP	160	30	1993	48	6,561

TOTALS	2,280			2,067	282,514
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0510	GARAGE WD-	0	0	30	20	600.00	SF	35.00
3	0811	CONCRETE B	0	0	29	20	580.00	SF	5.20
4	0811	CONCRETE B	0	0	40	3	120.00	SF	5.20
5	0940	SHEDS/PORT	0	0	8	11	88.00	SF	30.00
6	0681	POLE SHED	0	0	30	12	360.00	SF	15.00
7	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	OR	0.00	0.00	1.00

REVIEW DATE	10/13/2020	BY	KB
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,067	110.7400	146.18	302,154	1989	2010	0	0	0	6.50	93.50
1 SNGL FAM - 0% - 0												
Heated Area: 1976												
HX Base Yr												

44481 MAPLEWOOD CT, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0510	GARAGE WD-	0	0	30	20	600.00	SF	35.00	35.00	100	1991	1991	3	20	4,200	
3	0811	CONCRETE B	0	0	29	20	580.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,493	
4	0811	CONCRETE B	0	0	40	3	120.00	SF	5.20	5.20	100	1987	1987	3	49.5	309	
5	0940	SHEDS/PORT	0	0	8	11	88.00	SF	30.00	30.00	100	1980	1980	3	20	528	
6	0681	POLE SHED	0	0	30	12	360.00	SF	15.00	15.00	100	2005	2005	3	36	1,944	
7	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	1997	1997	3	20	1,152	

TOTAL OB/XF	11,866
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE		282,514			
TOTAL MARKET OB/XF VALUE		11,866			
TOTAL LAND VALUE - MARKET		50,000			
TOTAL MARKET VALUE		344,380			
SOH/AGL Deduction		25,219			
ASSESSED VALUE		319,161			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		319,161			
TOTAL JUST VALUE		344,380			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		331,189			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-09397	REROOF	25,000	07/24/2023
19011283	NEW CONSTR	14,000	10/28/2019
19007318	REPAIR/RRF	8,500	08/01/2019
7716	GARAGE	8,840	12/09/1991
5852	NEW CONSTR	52,728	07/03/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1762/1685	11/02/2011	WD	U	I	12	80,000	
GRANTOR: DRIGGERS TED B & SAND							
GRANTEE: FLIGHT JEFF & MARGA							
0966/0021	1/10/2001	WD	Q	I		110,000	
GRANTOR: CARTER JACK L & FLORA							
GRANTEE: DRIGGERS TED B & SA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W18 USP=[YR=1993] N8 W20 S8 E20\$ W38									
BAS=[YR=2020] W20 S26 E20 N26\$ S26 E16 FOP=[YR=1993] S6 E24									
N6 W24\$ E40 N26\$.									