BLOCK 2 LOTS 24 & 25
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

PILLEY MARK WAYNE/PILLEY GLORIA JANE
44517 MAPLEWOOD COURT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0002-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
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	04	Quality Level 04

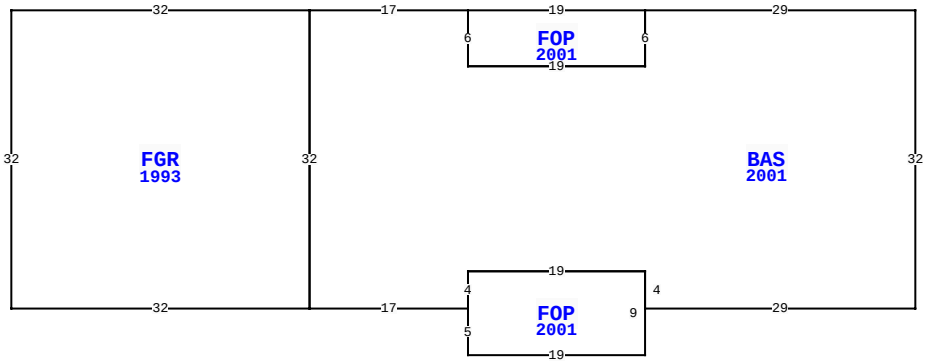
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	2001	1,890	160,506
FGR	1,024	55	1993	563	47,812
FOP	114	30	2001	34	2,887
FOP	171	30	2001	51	4,331
TOTALS	3,199			2,538	215,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,538	100.8000	100.80	255,830	1980	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 0% - 2024 Heated Area: 1890 HX Base Yr



44517 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	215,537
TOTAL MARKET OB/XF VALUE	5,073
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	270,610
SOH/AGL Deduction	0
ASSESSED VALUE	270,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	270,610
TOTAL JUST VALUE	270,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19352	ADDITION	8,550	01/01/2007
Z981086	OTHER	0	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/1701	2/27/2023	WD	Q	I	01	300,000
GRANTOR: THOMAS VERNON K & NOR						
GRANTEE: PILLEY MARK WAYNE &						
0336/0385	5/01/1981	WD	Q	V		7,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	84	1,680	
2	0811	CONCRETE B	0	0	25	30	750.00	SF	5.20	5.20	100	2007	2007	3	87	3,393	

BUILDING DIMENSIONS

BAS=[YR=2001] W29 FOP=[YR=2001] W19 S6 E19 N6 $ S6 W19 N6 W17 FGR=[YR=1993] W32 S32 E32 N32 $ S32 E17 FOP=[YR=2001] S5 E19 N9 W19 S4 $ N4 E19 S4 E29 N32 $.

LAND DESCRIPTION

TOTAL OB/XF 5,073

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	0	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 03/11/2024 BY WWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS