BLOCK 2 LOT 28 R673249
IN OR 1525/391
WOODLAND ESTATES UNIT 2

PASANEN MARK
44593 MAPLEWOOD COURT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0002-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

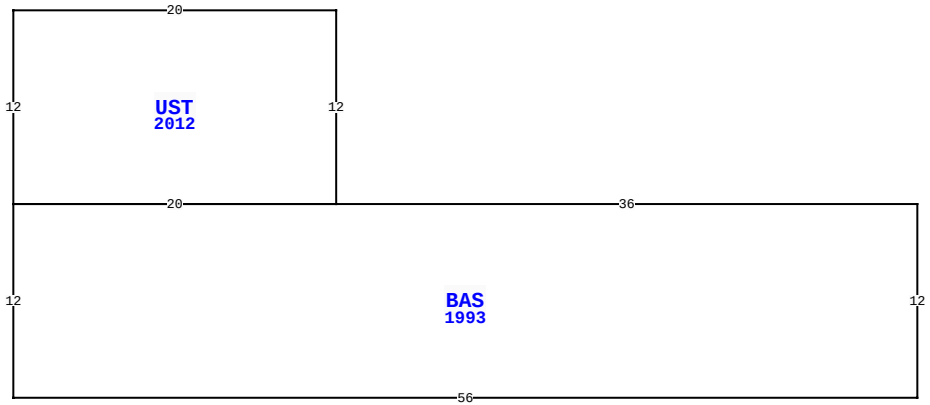
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	17,579
UST	240	55	2012	132	3,453
TOTALS	912			804	21,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	804	109.0000	87.20	70,109	1977	1982	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2003 Heated Area: 672 HX Base Yr 2003



44593 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		21,033
TOTAL MARKET OB/XF VALUE		6,011
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		77,044
SOH/AGL Deduction		37,308
ASSESSED VALUE		39,736
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,736
TOTAL JUST VALUE		77,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8005	REPAIR/RRF	1,500	04/16/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/0391	9/14/2007	QC	Q	I	06	100
GRANTOR: WEYLAND RAY C						
GRANTEE: PASANEN MARK						
1025/0235	12/17/2001	WD	Q	I	06	28,000
GRANTOR: WEYLAND MICHAEL & HEA						
GRANTEE: PASANEN MARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 UST=[YR=2012] N12 W20 S12 E20$ W20 S12 E56 N12$.

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	0510	GARAGE WD-	0	100	20	26	520.00	SF	35.00	35.00	100	2001	2001	3	28	5,096	
2	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50	6.50	100	1985	1985	3	44	915	

LAND DESCRIPTION

TOTAL OB/XF 6,011

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 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