BLOCK 2 LOT 30
WOODLAND ESTATES #2
PB 4/46 46A & 46B

SHOOK JOSHUA & KRISTIN
44586 MAPLEWOOD CT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0002-0300

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

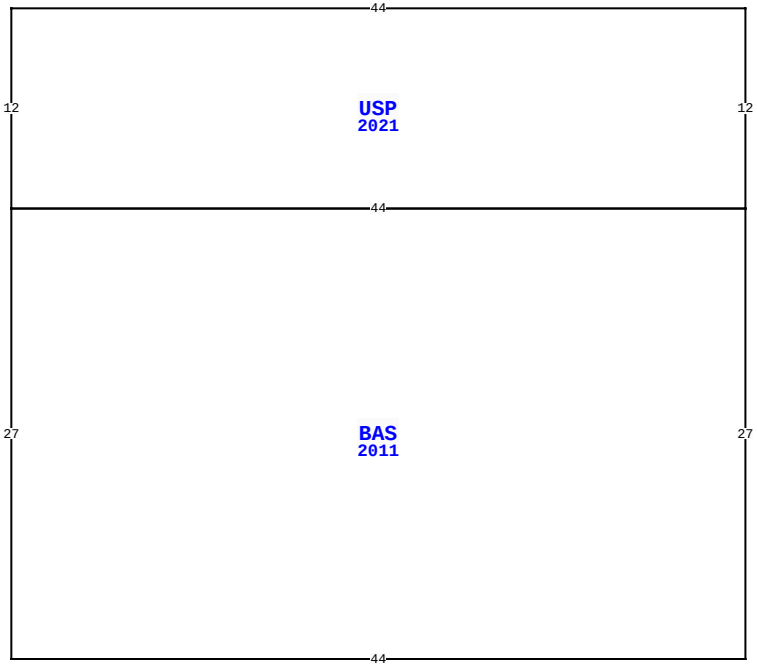
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2011	1,188	114,601
USP	528	50	2021	264	25,467
TOTALS	1,716			1,452	140,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,452	151.3200	128.62	186,756	2011	2015	0	0	0	25.00	75.00

3 M/H 94+ – 100% - 2023 Heated Area: 1188 HX Base Yr 2023



44586 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		140,067
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		202,067
SOH/AGL Deduction		46,649
ASSESSED VALUE		155,418
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		99,696
TOTAL JUST VALUE		202,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5335	CO ISSUED	0	04/21/2011
M16036	H/AC	0	03/01/2011
P14704	OTHER	0	03/01/2011
9008	MH MOVE-ON	32,000	08/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2567/0163	5/31/2022	WD	Q	I	01	282,000
GRANTOR: BURNS AARON E & SAMAN						
GRANTEE: SHOOK JOSHUA & KRIS						
2321/0687	11/18/2019	WD	Q	I	01	190,000
GRANTOR: MESSER KENNETH E & HE						
GRANTEE: BURNS AARON E & SAM						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2021] N12 W44 S12 BAS=[YR=2011] S27 E44 N27 W44$E44$.

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	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1992	1992	3	100	6,000	
2	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1992	1992	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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 08/08/2022 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS