PT OF NW1/4 OF SE1/4
IN OR 2385/838

SALTFORD REBECCA A L/E/
44048 MAPLEWOOD COURT
CALLAHAN, FL 32011

2026

16-1N-25-0000-0011-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	30	VINYL 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

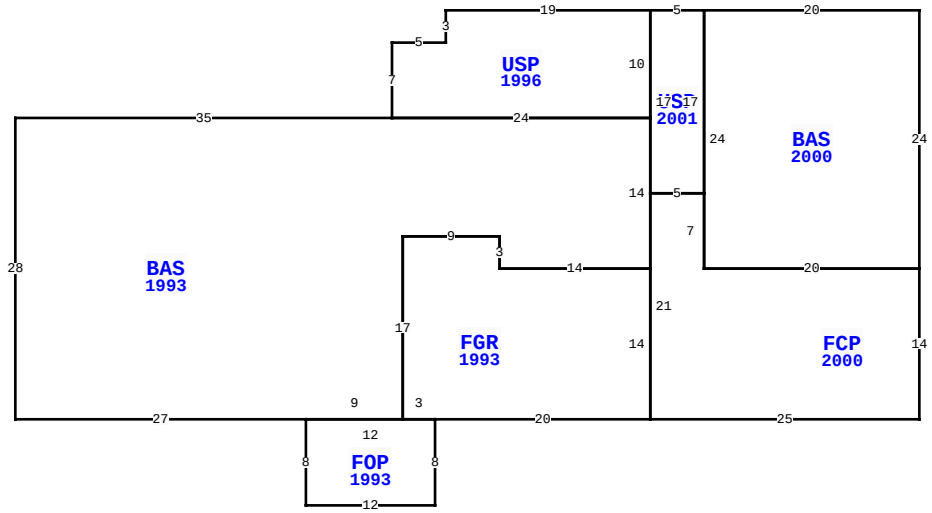
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,303	100	1993	1,303	135,093
BAS	480	100	2000	480	49,765
FCP	385	25	2000	96	9,953
FGR	349	55	1993	192	19,906
FOP	96	30	1993	29	3,007
USP	225	30	1996	68	7,050
USP	85	30	2001	26	2,696
TOTALS	2,923			2,194	227,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,194	97.3728	135.35	296,958	1990	1990	0	0	0	23.40	76.60

1 SNGL FAM 100% - 0 Heated Area: 1783 HX Base Yr



44048 MAPLEWOOD CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		227,470
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		277,470
SOH/AGL Deduction		147,334
ASSESSED VALUE		130,136
TOTAL EXEMPTION VALUE	SX HX HB	101,411
BASE TAXABLE VALUE		28,725
TOTAL JUST VALUE		277,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005255	REPAIR/RRF	5,056	05/01/2021
18005002	REPAIR/RRF	1,794	06/01/2018
B007313	REPAIR/RRF	10,000	07/01/2000
M004177	H/AC	0	03/01/2000
B996591	ADDITION	30,000	11/01/1999
B952077	ADDITION	2,582	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2385/0838	8/18/2020	WD	U	I	11	100
GRANTOR: SALTFORD REBECCA A						
GRANTEE: FAIRCLOTH WADE GEOR						
0601/0296	7/03/1990	WD	Q	I		60,000
GRANTOR: SCAFF AUDREY & BETTY						
GRANTEE: SALTFORD REBECCA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W20 USP=[YR=2001] W5 USP=[YR=1996] W19 S3 W5 S7 BAS=[YR=1993] W35 S28 E27 FOP=[YR=1993] S8 E12 N8 FGR=[YR=1993] E20 FCP=[YR=2000] E25 N14 W20 N7 W5 S21 $ N14 W14 N3 W9 S17 E3 $ W12 $ E9 N17 E9 S3 E14 N14 W24 $ E24 N10 $ S17 E5 N17 $ S24 E20 N24 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS