LOT 1 (EX S-1)
IN OR 1010/929
MAPLEWOOD MANOR PB 5/297

BEASLEY TERESA J/ARNOLD ROBERT W
44024 MAPLEWOOD COURT
CALLAHAN, FL 32011

2026

16-1N-25-1315-0001-0000

BUILDING CHARACTERISTICS

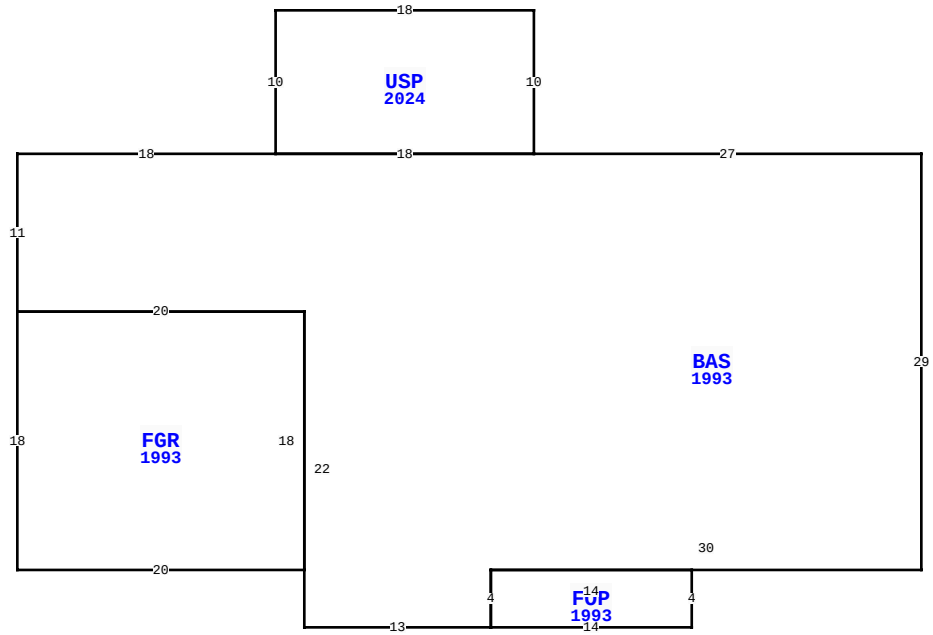
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,519	100	1993	1,519	158,549
FGR	360	55	1993	198	20,667
FOP	56	30	1993	17	1,774
USP	180	30	2024	54	5,636
TOTALS	2,115			1,788	186,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,788	99.0000	137.61	246,047	1992	1992	0	0	0	24.15	75.85

1 SNGL FAM 100% - 2002 Heated Area: 1519 HX Base Yr 2002



44024 MAPLEWOOD CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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		186,627
TOTAL MARKET OB/XF VALUE		11,200
TOTAL LAND VALUE - MARKET		54,500
TOTAL MARKET VALUE		252,327
SOH/AGL Deduction		129,361
ASSESSED VALUE		122,966
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		71,555
TOTAL JUST VALUE		252,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9961	CARPORT	29,700	07/01/2002
4046	H/AC	2,500	12/18/1991
7686	NEW CONSTR	55,746	11/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1010/0929	10/03/2001	WD	Q	I		118,000
GRANTOR: DAUGHERTY WILLIAM H &						
GRANTEE: BEASLEY TERESA J &						
0845/0570	8/18/1998	WD	Q	I		112,000
GRANTOR: HOLMES SAMUEL B & ANG						
GRANTEE: DAUGHERTY WM & BETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W27 W18 W18 S11 E20 S22 E13 N4 E30 N29 $
FGR=[YR=1993;ORIG=-63,11] S18 E20 N18 W20 $
FOP=[YR=1993;ORIG=-30,33] E14 N4 W14 S4 $
USP=[YR=2024;ORIG=-45,0] E18 N10 W18 S10 $
.

EXTRA FEATURES

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380	
5	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	100	2002	2002	3	28	8,820	

LAND DESCRIPTION

TOTAL OB/XF 11,200

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.09	AC		1.00	1.00	1.00	50,000.00	50,000.00	54,500							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.09 Total Land Value: 54,500 Market: 0 Agricultural: 0 Common: 54,500 PRINTED 07/09/2026 BY SYS