BLK 1 LOT 4
WOODLAND ESTATES UNIT 2
PBK 4/46

BOONE DAVID & AMI
44368 MAPLEWOOD CT
CALLAHAN, FL 32011

2026

16-1N-25-2912-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	03	Quality Level 03

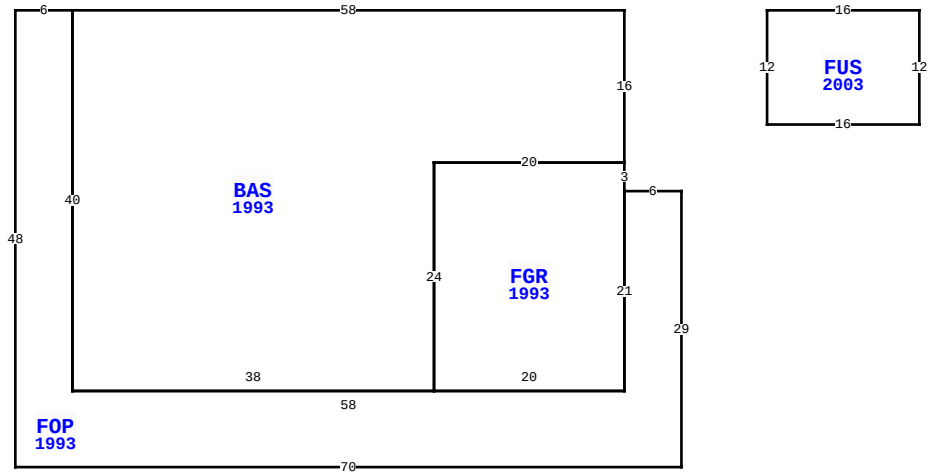
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100	1993	1,840	233,127
FGR	480	55	1993	264	33,448
FOP	926	30	1993	278	35,223
FUS	192	100	2003	192	24,326
TOTALS	3,438			2,574	326,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,574	111.8400	155.46	400,154	1988	1988	0	0	0	18.50	81.50

1 SNGL FAM 100% - 2022 Heated Area: 2032 HX Base Yr 2022



44368 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		344,495
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		396,595
SOH/AGL Deduction		69,964
ASSESSED VALUE		326,631
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		275,220
TOTAL JUST VALUE		396,595
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11409	GARAGE	49,500	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2434/0517	2/12/2021	WD	Q	I	01	374,900
GRANTOR: BREEZE RICHARD & EMIL						
GRANTEE: BOONE DAVID & AMI						
2172/0083	1/10/2018	WD	Q	I	01	319,000
GRANTOR: RAWSON CONSTANCE L &						
GRANTEE: BREEZE RICHARD & EM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 FOP=[YR=1993] W6 S48 E70 N29 W6
FGR=[YR=1993] N3 W20 S24 E20 N21$ S21 W58 N40$ S40 E38 N24
E20 N16$ PTR= E15 FUS=[YR=2003] E16 S12 W16 N12 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS

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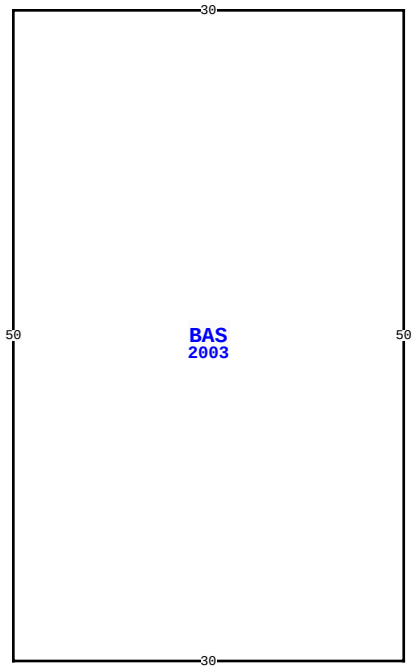
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 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	1,500	100	2003	1,500	18,369
TOTALS	1,500			1,500	18,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	48.3000	18.84	28,260	2003	2003	0	0	0	35.00	65.00

2 GARAGE RES 100% - 2022 Heated Area: 1500 HX Base Yr 2022



44368 MAPLEWOOD CT, CALLAHAN

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GRANTOR: RAWSON CONSTANCE L &						
GRANTEE: BREEZE RICHARD & EM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W30 S50 E30 N50 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS