

BLOCK 2 LOT 19
IN OR 1555/1325
WOODLAND ESTATES UNIT 2

PAFFORD RICHARD K & KIMBERLY A
44425 MAPLEWOOD COURT
CALLAHAN, FL 32011

2026

16-1N-25-2912-0002-0190



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,207	100	1993	2,207	179,337
FGR	675	55	1993	371	30,147
FOP	18	30	1993	5	407
SFB	540	80	2007	432	35,103
TOTALS	3,440			3,015	244,993

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	
4	0860	POOL/SPA	0	100	16	0	1.00	UT	50,000.00	50,000.00	
7	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	
8	0681	POLE SHED	0	100	20	8	160.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,015	102.0280	107.13	322,997	1986	1992	0	0	0 24.15	75.85
1 SINGLE FAM 100% - 2009 Heated Area: 2639 HX Base Yr 2009											
44425 MAPLEWOOD CT, CALLAHAN											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6 Tax Dist:	
BUILDING MARKET VALUE		244,993	
TOTAL MARKET OB/XF VALUE		47,316	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		342,309	
SOH/AGL Deduction		154,010	
ASSESSED VALUE		188,299	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		136,888	
TOTAL JUST VALUE		342,309	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		308,862	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6318	XFOB	14,610	02/26/1990
3191	NEW CONSTR	50,000	02/18/1986
3255	NEW CONSTR	1,500	02/18/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1555/1325	3/13/2008	WD	Q	I		220,000	
GRANTOR: BARGERON JOSEPH WAYNE							
GRANTEE: PAFFORD RICHARD K &							
1395/0723	3/13/2006	QC	Q	I	01	100	
GRANTOR: BARGERON JOSEPH W & W							
GRANTEE: BARGERON JOSEPH WAY							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W19 SFB=[YR=2007] N20 W27 S20 E27\$ W27 N20 W25 S29 FGR=[YR=1993] S27 E25 N27 W25\$ E25 S21 E11 FOP=[YR=1993] E6 N3 W6 S3\$ N3 E6 S3 E9 S6 E20 N36\$.											