

BLOCK 2 LOTS 24 & 25
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

PILLEY MARK WAYNE/PILLEY GLORIA JANE
44517 MAPLEWOOD COURT
CALLAHAN, FL 32011

2026

16-1N-25-2912-0002-0240



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
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
BUD8 Adjustme	06	DIST 1D 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	1,890	100	2001	1,890	168,032
FGR	1,024	55	1993	563	50,054
FOP	114	30	2001	34	3,023
FOP	171	30	2001	51	4,534
TOTALS	3,199			2,538	225,642

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,538	100.8000	105.84	268,622	1980	1990		0	0	16.00	84.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1890 HX Base Yr													
44517 MAPLEWOOD CT, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/23/2023 MLU													

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				225,642	
TOTAL MARKET OB/XF VALUE				1,660	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				277,302	
SOH/AGL Deduction				0	
ASSESSED VALUE				277,302	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				277,302	
TOTAL JUST VALUE				277,302	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				270,610	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19352	ADDITION	8,550	01/01/2007
Z981086	OTHER	0	11/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/1701	2/27/2023	WD	Q	I	01	300,000
GRANTOR: THOMAS VERNON K & NOR						
GRANTEE: PILLEY MARK WAYNE &						
0336/0385	4/27/1981	WD	Q	V		7,800
GRANTOR: ST REGIS LAND DEVELOP						
GRANTEE: THOMAS VERNON K & N						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W29 FOP=[YR=2001] W19 S6 E19 N6 \$ S6 W19 N6 W17 FGR=[YR=1993] W32 S32 E32 N32 \$ S32 E17 FOP=[YR=2001] S5 E19 N9 W19 S4 \$ N4 E19 S4 E29 N32 \$.									