

MCGUIRE JAMES P SR & PAMELA
44154 CATIES WAY
CALLAHAN, FL 32011

09-1N-25-0670-0001-0020

BUILDING CHARACTERISTICS

ELEMENTCD

Average 100
Gable/Hip 100
Comp Shngl 100
Drywall 100
Carpet 100
Central 100
Air Ducted 100
2 100
Wood Frame 100
1. 100
0 100
None 100

03
03
05
14
03
04

02
1.
00

Quality Level 03
SINGLE FAMILY
MKT AREA
8017.00

03
0100

08

TOTALS

2,549
2,223
242,428

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,223102.9000122.19271,6282000200000010.7589.25

1 SNGL FAM - 100% - 2011Heated Area: 1933HX Base Yr 2011

USP 2000

BAS 2000

FOP 2000

FGR 2000

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE242,428

TOTAL MARKET OB/XF VALUE5,942

TOTAL LAND VALUE - MARKET60,000

TOTAL MARKET VALUE308,370

SOH/AGL Deduction158,312

ASSESSED VALUE150,058

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE100,058

TOTAL JUST VALUE308,370

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE248,120

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

1469/02551/03/2007WDU I 21243,000

GRANTOR:HORTON JAMES & JUDY

GRANTEE:MCGUIRE JAMES P SR

0945/18738/21/2000WDQ I 125,000

GRANTOR:GREENE KENNETH L & DA

GRANTEE:HORTON JAMES & JUDY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W12 USP=[YR=2000] N10 W10 S10 E2 N1 E6 S1 E2 \$ W2 N1 W6 S1 W2 N10 W16 S10 W14 S42 E14 FOP=[YR=2000] E17 FGR=[YR=2000] S5 E21 N20 W21 S15 \$ N6 W17 S6 \$ N6 E17 N9 E21 N27 \$.

EXTRA FEATURES

44154 CATIES WAY, CALLAHAN

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10812CONCRETE C0100001,857.00SF4.004.00100200020003805,942

LAND DESCRIPTION

TOTAL OB/XF5,942

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000.000.001.00LT1.001.001.0060,000.0060,000.0060,000

REVIEW DATE09/23/2019BYKBA

Total Acres: 0.00Total Land Value: 60,000Market: 0Agricultural: 0Common: 60,000PRINTED 08/02/2023 BY SYS