

BLOCK 2 LOT 4
IN OR 2050/992
GREEN MEADOWS #1 PB 6/101

WALDEN RICHARD O JR
44282 CATIES WAY
CALLAHAN, FL 32011

2023

09-1N-25-0670-0002-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8017.00	

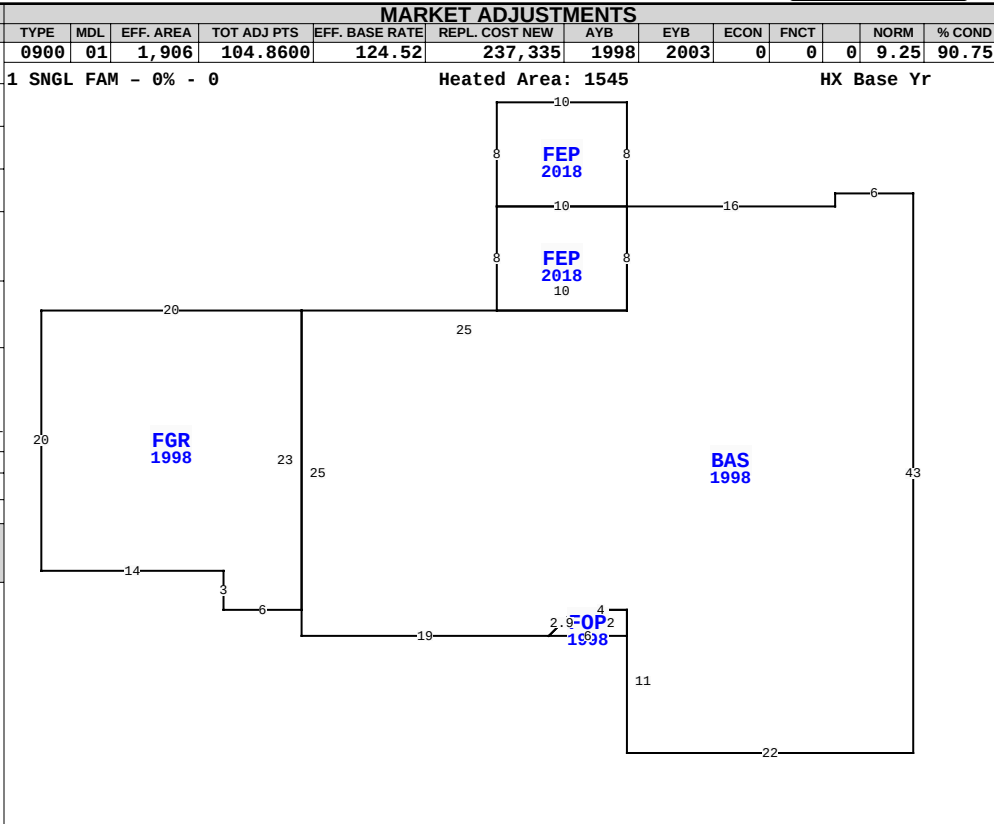
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,545	100	1,545	174,588
FEP	80	80	64	7,232
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FGR	418	55	230	25,991
FOP	10	30	3	339

TOTALS	2,133	1,906	215,382
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	2,009.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
4	0855	CONC PAVER	0	0	0	0	382.00	SF	3.00	3.00	
5	1242	WD DECK A	0	0	0	0	404.00	SF	10.00	10.00	
6	0810	CONCRETE A	0	0	0	0	120.00	SF	6.50	6.50	

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	SFR	0			0.00	0.00	1.00	LT	

REVIEW DATE	11/02/2021	BY	KB
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44282 CATIES WAY, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF											
13,929											

Total Acres: 0.00	Total Land Value: 60,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	233,373		
TOTAL MARKET OB/XF VALUE	13,929		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	307,302		
SOH/AGL Deduction	77,081		
ASSESSED VALUE	230,221		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	230,221		
TOTAL JUST VALUE	307,302		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	250,548		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006370	GARAGE	38,152	05/18/2021
17003845	REPAIR/RRF	8,335	06/01/2017
B9993	XF0B	3,960	07/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2050/0992	5/20/2016	WD	Q	I	01
GRANTOR: BEDNARZ MARK E & LENO					
GRANTEE: WALDEN RICHARD O JR					
1908/1032	3/21/2014	WD	Q	I	02
GRANTOR: MILLER ROBYNELL E					
GRANTEE: BEDNARZ MARK E & LE					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1998] W6 S1 W16 FEP=[YR=2018] N8 W10 S8 FEP=[YR=2018] S8 E10 N8 W10\$ E10\$S8 W25 FGR=[YR=1998] W20S20 E14 S3 E6 N23 \$ S25 E19 FOP=[YR=1998] E6 N2 W4 D2 L2 \$ U2 R2 E4 S11 E22 N43 \$.											

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