BLOCK 2 LOT 7
IN OR 1066/907
GREEN MEADOWS #1 PB 6/101

FIFE JERRY & RHONDA L
44340 CATIES WAY
CALLAHAN, FL 32011

2023

09-1N-25-0670-0002-0070

BUILDING CHARACTERISTICS

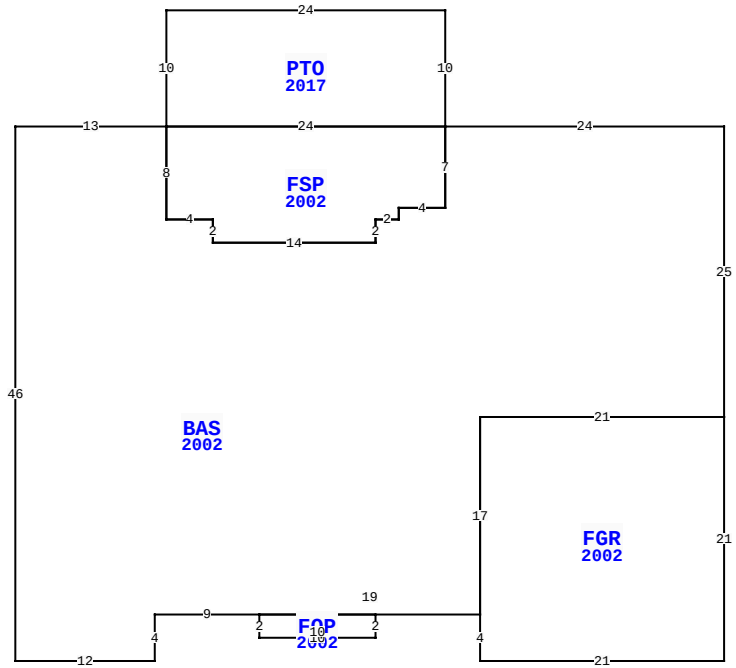
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,037	100	2,037	215,600
FGR	441	55	243	25,719
FOP	20	30	6	635
FSP	216	40	86	9,103
PTO	240	5	12	1,270
TOTALS	2,954		2,384	252,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,384	104.8600	124.52	296,856	2002	2002	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2003 Heated Area: 2037 HX Base Yr 2003



44340 CATIES WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		252,328
TOTAL MARKET OB/XF VALUE		5,754
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		318,082
SOH/AGL Deduction		162,266
ASSESSED VALUE		155,816
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,816
TOTAL JUST VALUE		318,082
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P5416	NEW CONSTR	0	03/01/2002
M5791	H/AC	0	03/01/2002
E9320	NEW CONSTR	2,000	03/01/2002
B9288	NEW CONSTR	144,006	01/01/2002
R3864	REPAIR/RRF	2,200	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1066/0907	7/03/2002	WD	Q	I		152,000

GRANTOR: GREENE KENNETH L & DA

GRANTEE: FIFE JERRY & RHONDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W24 PTO=[YR=2017] N10 W24 S10 FSP=[YR=2002] S8 E4 S2 E14 N2 E2 N1 E4 N7W24 $ E24$S7 W4 S1 W2 S2 W14 N2 W4 N8 W13 S46 E12 N4 E9 FOP=[YR=2002] S2 E10 N2 W10 $ E19 FGR=[YR=2002] S4 E21 N21 W21 S17 $ N17 E21 N25 $.

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	0812	CONCRETE C	0	100	0	0	1,733.00	SF	4.00	4.00	100	2002	2002	3	83	5,754	

LAND DESCRIPTION

TOTAL OB/XF 5,754

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	SFR	100	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 10/11/2018 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS