

BLOCK 2 LOT 9
IN OR 1013/1148
GREEN MEADOWS #1 PB 6/101

JIMENEZ REYNIRIO V JR &/KINSER TAMMY L
44382 CATIES WAY
CALLAHAN, FL 32011

2023

09-1N-25-0670-0002-0090



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 80
Exterior Wall	20 FACE BRICK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	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
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NEIGHBORHOOD/LOC	8017.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,778	100	1,778	202,050
FGR	559	55	307	34,887
FOP	287	30	86	9,773
USP	350	30	105	11,932

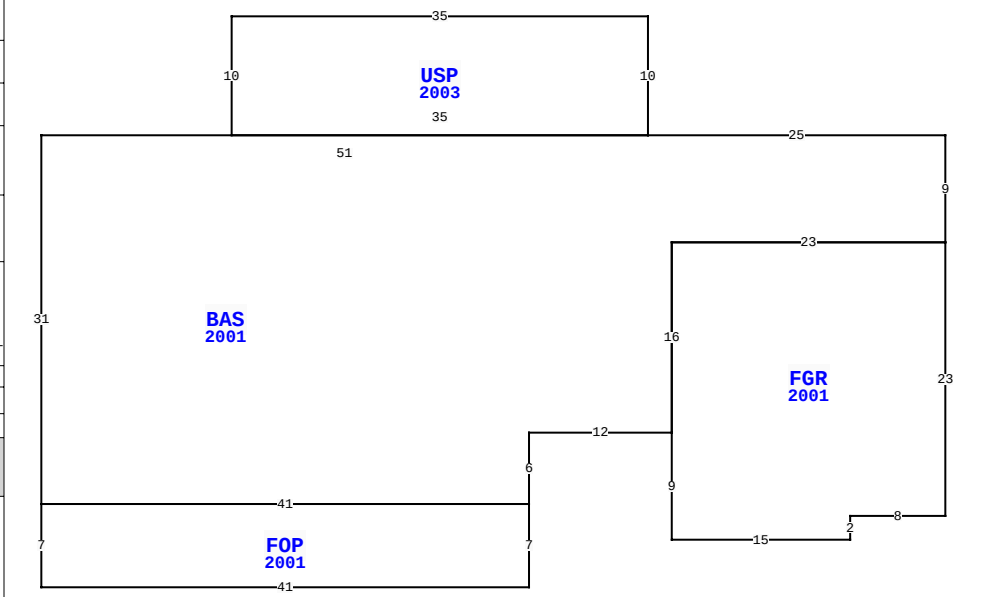
TOTALS	2,974	2,276	258,643
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,092.00	SF	4.00	4.00	
2	0811	CONCRETE B	0	100	0	0	510.00	SF	5.20	5.20	
3	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	
4	0855	CONC PAVER	0	100	0	0	1,134.00	SF	10.00	10.00	
5	0350	CARPORT WD	0	100	0	0	400.00	SF	13.00	13.00	
6	0476	VF 6 SBPL	0	100	0	0	47.00	LF	32.00	32.00	

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	SFR	100	0006		0.00	0.00	1.00	LT	

REVIEW DATE	11/02/2021	BY	KB
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,276	104.4680	124.06	282,361	2001	2006	0	0	8.40	91.60
1 SNGL FAM - 100% - 2002											
Heated Area: 1778											
HX Base Yr 2002											



44382 CATIES WAY, CALLAHAN

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

TOTAL OB/XF											
40,968											

Total Acres: 0.00	Total Land Value: 60,000	Market: 0	Agricultural: 0	Common: 60,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		279,264	
TOTAL MARKET OB/XF VALUE		40,968	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		380,232	
SOH/AGL Deduction		169,457	
ASSESSED VALUE		210,775	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		160,775	
TOTAL JUST VALUE		380,232	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		305,789	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011441	REPAIR/RRF	25,487	08/30/2021
B11019	GARAGE	31,680	04/01/2003
R4964	REPAIR/RRF	3,000	04/01/2003
B018330	NEW CONSTR	88,000	05/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1013/1148	10/16/2001	WD	Q	I		139,000	
GRANTOR: GREENE KENNETH L & DA							
GRANTEE: JIMENEZ REYNIRIO JR							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2001] W25 USP=[YR=2003] N10 W35 S10 E35\$ W51 S31 FOP=[YR=2001] S7 E41 N7 W41\$ E41 N6 E12 FGR=[YR=2001] S9 E15 N2 E8 N23 W23 S16\$ N16 E23 N9\$.							

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