BLOCK 3 LOT 1
GREEN MEADOWS #1 PB 6/101

LAMBERT ANDREW J & JACKIE M
44217 CATIES WAY
CALLAHAN, FL 32011

2023

09-1N-25-0670-0003-0010

BUILDING CHARACTERISTICS

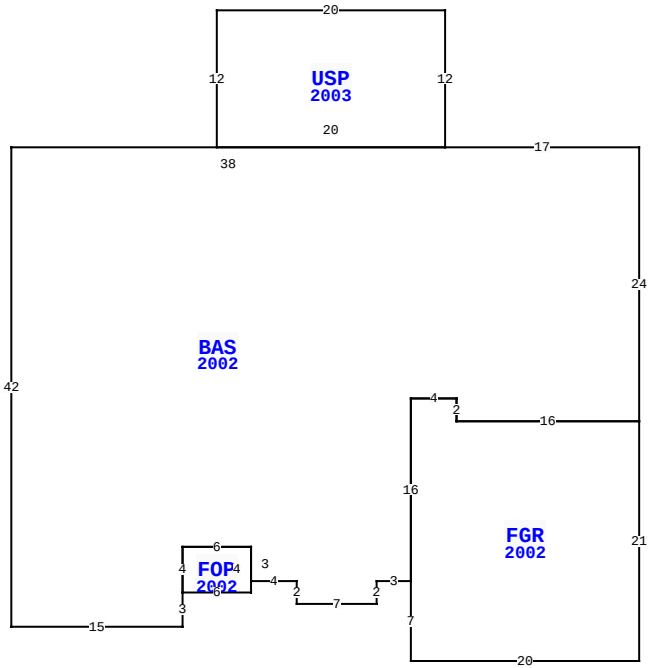
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,858	100	1,858	209,172
FGR	428	55	235	26,456
FOP	24	30	7	788
USP	240	30	72	8,106
TOTALS	2,550		2,172	244,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,172	106.8200	126.85	275,518	2002	2007	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2023 Heated Area: 1858 HX Base Yr



44217 CATIES WAY, CALLAHAN

BLD DATE	07/30/2007 DJ	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		276,838
TOTAL MARKET OB/XF VALUE		14,193
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		351,031
SOH/AGL Deduction		0
ASSESSED VALUE		351,031
TOTAL EXEMPTION VALUE	13	351,031
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		351,031
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19630	ELEC OTHER	750	07/01/2007
P12456	OTHER	0	06/01/2007
B19983	ADDITION	55,000	05/01/2007
R10412	REPAIR/RRF	1,500	05/01/2007
M5687	H/AC	0	02/01/2002
B8980	NEW CONSTR	93,000	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2598/0578	10/14/2022	WD	Q	I	01	435,000
GRANTOR: REEL THERESE J TRUSTE						
GRANTEE: LAMBERT ANDREW JERA						
1482/0997	3/02/2007	QC	U	I	01	100
GRANTOR: REEL ROBERT & THERESE						
GRANTEE: REEL ROBERT R & THE						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	1,862.00	SF	4.00	4.00	100	2002	2002	3	83	6,182	
3	0812	CONCRETE C	0	100	0	0	1,395.00	SF	4.00	4.00	100	2007	2007	3	89	4,966	

BUILDING DIMENSIONS

BAS=[YR=2002] W17 USP=[YR=2003] N12 W20 S12 E20 $ W38 S42 E15 N3 FOP=[YR=2002] E6 N4 W6 S4 $ N4 E6 S3 E4 S2 E7 N2 E3 FGR=[YR=2002] S7 E20 N21 W16 N2 W4 S16 $ N16 E4 S2 E16 N24 $
.

LAND DESCRIPTION

TOTAL OB/XF 14,193

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS

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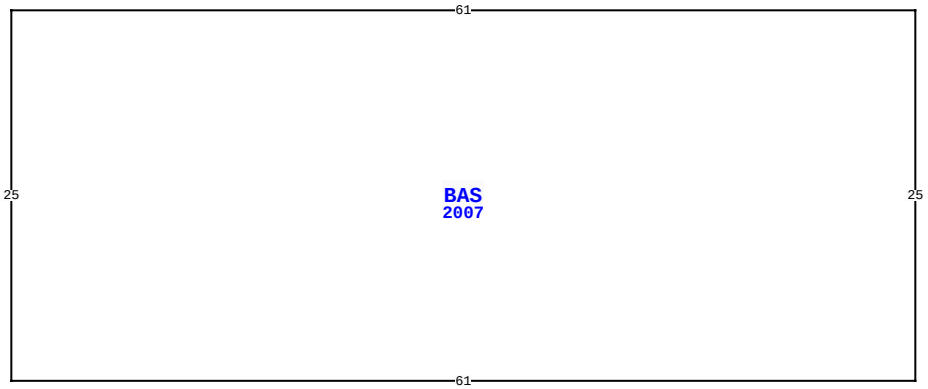
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,525	100	1,525	32,316
TOTALS	1,525		1,525	32,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,525	68.0340	23.81	36,310	2007	2012	0	0	0	11.00	89.00

2 GARAGE RES – 100% - 2023 Heated Area: 1525 HX Base Yr



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1482/0997	3/02/2007	QC	U	I	01	100
GRANTOR: REEL ROBERT & THERESE						
GRANTEE: REEL ROBERT R & THE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W61 S25 E61 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS