

BUNCH KATHY M
44383 CATIES WAY
CALLAHAN, FL 32011

09-1N-25-0670-0003-0050

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

20FACE BRICK 100

Roof Structur

03GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floo

14CARPET 70

Interior Floo

08SHT VINYL 30

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

4100

Bathrooms

2100

Frame

02WOOD FRAME 100

Stories

1.1. 100

Units

0100

Occupancy

00NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA08

NEIGHBORHOOD/LOC

8017.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,874

100

1,874

210,974

FGR

461

55

254

28,595

FOP

20

30

6

675

UOP

209

20

42

4,729

TOTALS

2,564

2,176

244,973

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCT% COND

0900012,176106.8200126.85276,026200220070011.2588.75

1 SNGL FAM - 100% - 2005

Heated Area: 1874

HX Base Yr 2005

2119111119243114137412162321

UOP2002

BAS2002

FGR2002

FOP2002

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

EXTRA FEATURES

44383 CATIES WAY, CALLAHAN

L N

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

10812CONCRETE C0100002,380.00SF4.004.00100200220023837,902

20940SHEDS/PORT01001230360.00SF17.7017.70100200520053271,720

30855CONC PAVER010000593.00SF10.0010.00100201120113935,515

40861POOL GUNIT010000350.00SF85.0085.001002011201136820,230

50940SHEDS/PORT01001230360.00SF18.3018.30100201020103503,294

LAND DESCRIPTION

TOTAL OB/XF38,661

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1000100C SFR10000060.000.001.00LT1.001.001.0060,000.0060,000.0060,000

REVIEW DATE

01/31/2022

BY

KBA

Total Acres: 0.00

Total Land Value: 60,000

Market: 0

Agricultural: 0

Common: 60,000

PRINTED 08/02/2023 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

244,973

TOTAL MARKET OB/XF VALUE

38,661

TOTAL LAND VALUE - MARKET

60,000

TOTAL MARKET VALUE

343,634

SOH/AGL Deduction

166,790

ASSESSED VALUE

176,844

TOTAL EXEMPTION VALUE

HX HB50,000

BASE TAXABLE VALUE

126,844

TOTAL JUST VALUE

343,634

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

272,247

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

1789/12134/12/2012QCUCI11100

GRANTOR: SMITH KATHY M

GRANTEE: BUNCH KATHY M

1782/06853/05/2012QCUCI11100

GRANTOR: KNIGHT DONALD S

GRANTEE: BUNCH KATHY M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W24 UOP=[YR=2002] N11 W19 S11 E19\$ W19 N11 W21
S27 FGR=[YR=2002] S21 E21 N23 W10 S2 W11 \$ E11 N2 E10 S16 E12
FOP=[YR=2002] S1 E4 N5 W4 S4\$ N4 E4 S7 E13 N2 E14 N31\$.