

BLOCK 3 LOT 7
IN OR 2083/751
GREEN MEADOWS #1 PB 6/101

CREWS MISTI LYNN
44451 CATIES WAY
CALLAHAN, FL 32011

2023

09-1N-25-0670-0003-0070



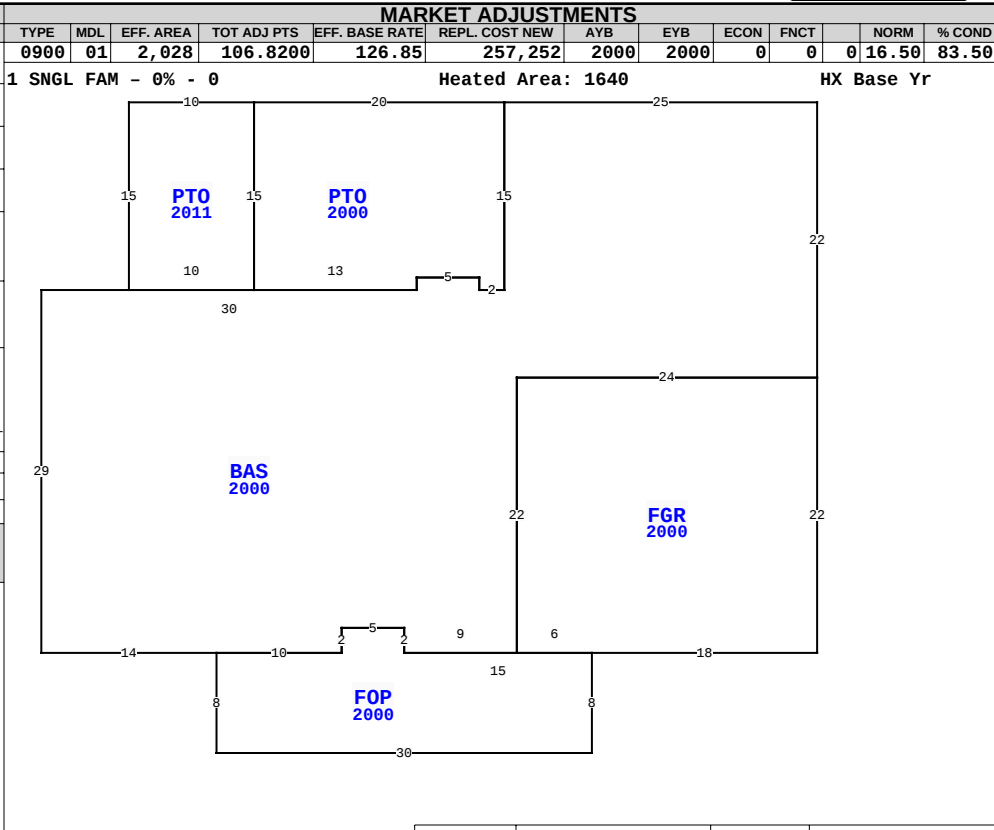
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,640	100	1,640	173,708
FGR	528	55	290	30,717
FOP	250	30	75	7,944
PTO	295	5	15	1,589
PTO	150	5	8	848
TOTALS	2,863		2,028	214,805

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	1,330.00	SF	4.00	4.00	
2	0812	CONCRETE C	0	0	0	0	1,260.00	SF	4.00	4.00	

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	0	0006		0.00	0.00	1.00	LT	



44451 CATIES WAY, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
8,389											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	214,805		
TOTAL MARKET OB/XF VALUE	8,389		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	283,194		
SOH/AGL Deduction	50,698		
ASSESSED VALUE	232,496		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	232,496		
TOTAL JUST VALUE	283,194		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	228,960		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007268	NEW CONSTR	98,000	06/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2083/0751	11/09/2016	WD	Q	I	01	184,000	
GRANTOR: MCCLAIN DOUGLAS & IVY							
GRANTEE: CREWS MISTI LYNN							
1875/1899	8/01/2013	QC	U	I	11	100	
GRANTOR: MCCLAIN HEIDI							
GRANTEE: MCCLAIN DOUGLAS							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2000] W25 PTO=[YR=2000] W20 PTO=[YR=2011] W10 S15 E10 N15\$ S15 E13 N1 E5 S1 E2 N15\$ S15 W2 N1 W5 S1 W30 S29 E14 FOP=[YR=2000] S8 E30 N8 FGR=[YR=2000] E18 N22 W24 S22 E6\$ W15 N2 W5 S2 W10\$ E10 N2 E5 S2 E9 N22 E24 N22\$.											