BLOCK 4 LOT 2
IN OR 1083/445
GREEN MEADOWS #1 PB 6/101

EGGERS JEAN M
44163 CATIES WAY
CALLAHAN, FL 32011

2023

09-1N-25-0670-0004-0020

BUILDING CHARACTERISTICS

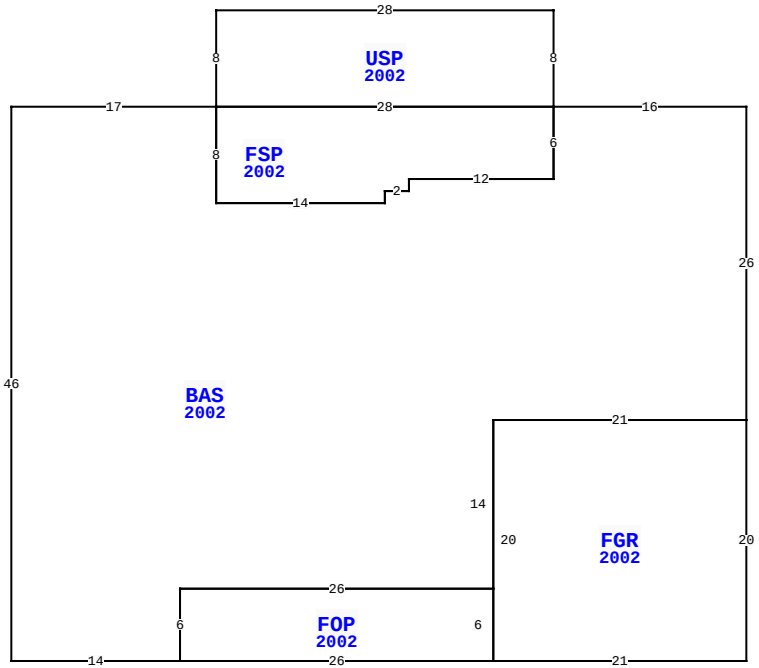
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,032	100	2,032	211,381
FGR	420	55	231	24,030
FOP	156	30	47	4,889
FSP	198	40	79	8,218
USP	224	30	67	6,970
TOTALS	3,030		2,456	255,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,456	102.4320	121.64	298,748	2002	2002	0	0	0	14.48	85.52

1 SNGL FAM – 100% - 2003 Heated Area: 2032 HX Base Yr 2003



44163 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		255,489
TOTAL MARKET OB/XF VALUE		6,225
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		321,714
SOH/AGL Deduction		164,489
ASSESSED VALUE		157,225
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,225
TOTAL JUST VALUE		321,714
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E9409	NEW CONSTR	2,000	04/01/2002
M5855	H/AC	0	04/01/2002
P5417	NEW CONSTR	0	03/01/2002
B9336	NEW CONSTR	145,612	02/01/2002
R3895	REPAIR/RRF	2,100	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1083/0445	9/27/2002	WD	Q	I		154,500

GRANTOR: GREENE KENNETH L & DA

GRANTEE: EGGERS HARRISON & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W16 USP=[YR=2002] N8 W28 S8 FSP=[YR=2002] S8 E14 N1 E2 N1 E12 N6 W28 $E28$ S6 W12 S1 W2 S1 W14 N8 W17 S46 E14 FOP=[YR=2002] E26 FGR=[YR=2002] E21 N20 W21 S20 $ N6 W26 S6 $ N6 E26 N14 E21 N26 $.

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	1,875.00	SF	4.00	4.00	100	2002	2002	3	83	6,225	

LAND DESCRIPTION

TOTAL OB/XF 6,225

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 05/10/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS