IN OR 1829/774
R673693 & R673694

KELLY COLTON
44066 CATIES WAY
CALLAHAN, FL 32011

2023

16-1N-25-0000-0001-0240

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

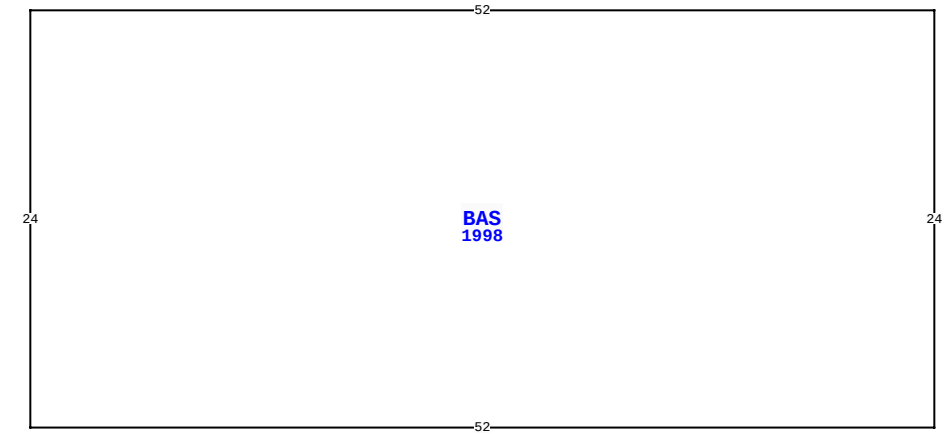
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	49,313
TOTALS	1,248		1,248	49,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	117.6000	82.32	102,735	1998	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2013 Heated Area: 1248 HX Base Yr 2013



44066 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		49,313
TOTAL MARKET OB/XF VALUE		38,179
TOTAL LAND VALUE - MARKET		36,400
TOTAL MARKET VALUE		123,892
SOH/AGL Deduction		54,773
ASSESSED VALUE		69,119
TOTAL EXEMPTION VALUE	HX HB	44,119
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		123,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530034	GARAGE	36,036	02/01/2015
3868	H/AC	1,300	07/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1829/0774	12/06/2012	WD	U	I	38	36,000
GRANTOR: FANNIE MAE						
GRANTEE: KELLY COLTON						
1815/0715	9/24/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W52 S24 E52 N24$.

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
2	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	100	1998	1998	3	20	400	
3	0510	GARAGE WD-	0	100	24	35	840.00	SF	35.00	35.00	100	2015	2015	3	81	23,814	
4	0510	GARAGE WD-	0	100	12	35	420.00	SF	35.00	35.00	100	2020	2020	3	95	13,965	

LAND DESCRIPTION

TOTAL OB/XF 38,179

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.04	AC		1.00	1.00	1.00	35,000.00	35,000.00	36,400							

REVIEW DATE 02/07/2022 BY KBA Total Acres: 1.04 Total Land Value: 36,400 Market: 0 Agricultural: 0 Common: 36,400 PRINTED 08/02/2023 BY SYS