

PT OF LOTS 4 & 5
IN OR 2265/1165
PICKETT ESTATE PBK 2/27

FORTENBERRY HALEY B/KIMES AUSTIN DEAN
44100 CATTLEBEND LN
CALLAHAN, FL 32011

2023

32-2N-25-4020-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

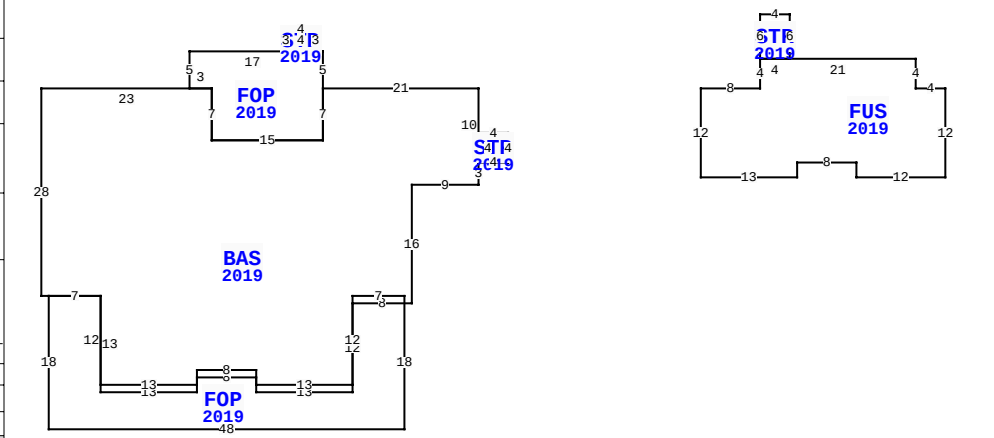
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,846	100	1,846	230,216
FOP	195	30	58	7,233
FOP	472	30	142	17,709
FUS	464	100	464	57,866
STP	12	10	1	125
STP	16	10	2	249
STR	24	10	2	249
TOTALS	3,029		2,515	313,647

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	840.00	SF	6.50	6.50	100	2019
2	0680	POLE SHED	0	100	50	1,500.00	SF	10.00	10.00	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	8.36	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,515	106.0800	125.97	316,815	2019	2019	0	0	1.00	99.00
1 SNGL FAM - 100% - 2020 Heated Area: 2310 HX Base Yr 2020											



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023
INC DATE		AG DATE	MLU
44100 CATTLE BEND DR, CALLAHAN			

TOTAL OB/XF											
20,105											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		313,647	
TOTAL MARKET OB/XF VALUE		20,105	
TOTAL LAND VALUE - MARKET		133,760	
TOTAL MARKET VALUE		467,512	
SOH/AGL Deduction		151,734	
ASSESSED VALUE		315,778	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		265,778	
TOTAL JUST VALUE		467,512	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		399,868	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004076	C0 ISSUED	0	10/29/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2265/1165	3/28/2019	WD	U	V	11
GRANTOR: KIMES AUSTIN DEAN					
GRANTEE: FORTENBERRY HALEY &					
2253/0537	2/05/2019	QC	U	V	11
GRANTOR: KIMES DONDI CLINTON					
GRANTEE: KIMES AUSTIN DEAN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W21 FOP=[YR=2019] N5 W1 STP=[YR=2019] N3 W4 S3 E4\$ W17 S5 E3 S7 E15 N7\$ S7 W15 N7 W23 S28 E1 FOP=[YR=2019] S18 E48 N18 W7 S12 W13 N2 W8 S2 W13 N12 W7\$ E7 S13 E13 N2 E8 S2 E13 N12 E8 N16 E9 N3 STP=[YR=2019] E4 N4 W4 S4\$ N10\$ PTR=E30 FUS=[YR=2019] E8 N4 STR=[YR=2019] N6 E4 S6 W4\$ E21 S4 E4 S12 W12 N2 W8 S2 W13 N12\$ W30\$.											