PT LOT 4 OF PICKETT ESTATES
SUB PBK 2/27 & PT LOT 7 OF
ANTHONY BRYANT LAND SUB

COLLINS JOHNATHAN D & MEAGEN N
44360 CATTLE BEND LN
CALLAHAN, FL 32011

2023

32-2N-25-4020-0004-0030

BUILDING CHARACTERISTICS

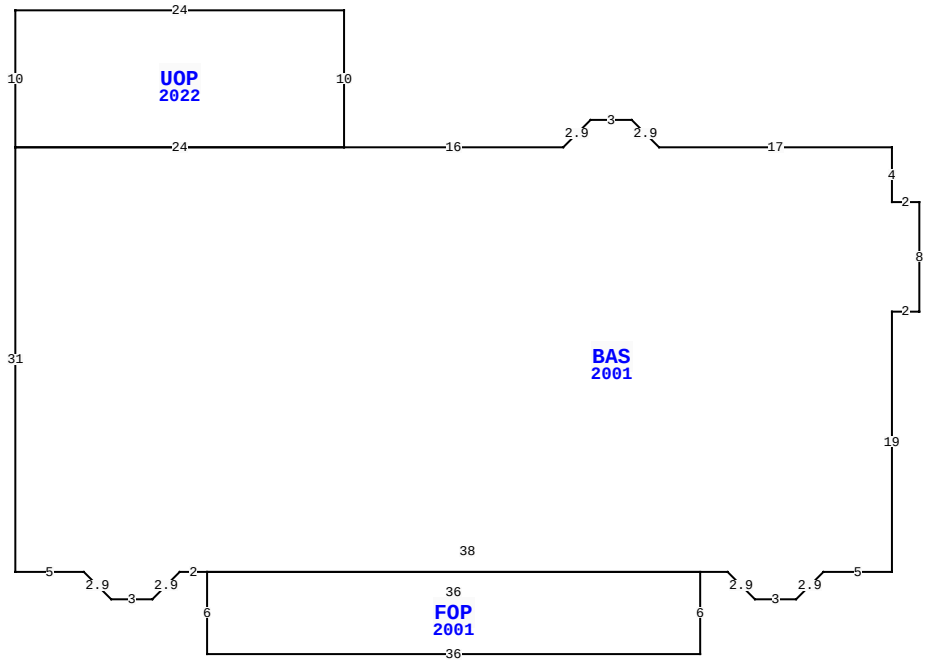
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,030	100	2,030	189,662
FOP	216	30	65	6,073
UOP	240	20	48	4,485
TOTALS	2,486		2,143	200,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,143	115.3460	104.10	223,086	2001	2001	0	0	0	10.25	89.75

1 SINGLE FAM – 100% - 2020 Heated Area: 2030 HX Base Yr 2020



44360 CATTLE BEND DR, 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		200,220
TOTAL MARKET OB/XF VALUE		11,206
TOTAL LAND VALUE - MARKET		36,050
TOTAL MARKET VALUE		247,476
SOH/AGL Deduction		109,652
ASSESSED VALUE		137,824
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		87,824
TOTAL JUST VALUE		247,476
NCON VALUE		5,089
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996579	NEW CONSTR	83,000	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2259/0856	3/05/2019	WD	Q	I	05	299,000
GRANTOR: ARNOLD CHRISTOPHER						
GRANTEE: COLLINS JOHNATHAN D						
1748/1554	7/22/2011	WD	U	I	30	160,000
GRANTOR: *CONFIDENTIAL*						
GRANTEE: *CONFIDENTIAL*						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W17 U2 L2 W3 D2 L2 W16 UOP=[YR=2022] N10 W24 S10 E24$ W24 S31 E5 D2 R2 E3 U2 R2 E2 FOP=[YR=2001] S6 E36 N6 W36$ E38 D2 R2 E3 R2 U2 E5 N19 E2N8 W2 N4 $.

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	0810	CONCRETE A	0	100	0	0	462.00	SF	6.50	6.50	100	2000	2000	3	80	2,402	
3	0811	CONCRETE B	0	100	0	0	1,200.00	SF	5.20	5.20	100	2016	2016	3	97	6,053	
4	1242	WD DECK A	0	100	0	0	231.00	SF	10.00	10.00	100	2012	2012	3	60	1,386	
5	1242	WD DECK A	0	100	0	0	195.00	SF	10.00	10.00	100	2014	2014	3	70	1,365	

LAND DESCRIPTION

TOTAL OB/XF 11,206

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	35,000.00	35,000.00	36,050							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.03 Total Land Value: 36,050 Market: 0 Agricultural: 0 Common: 36,050 PRINTED 08/02/2023 BY SYS