PT LOT 7 (EX PAR 7-1)
PT OR 1407/1233
ANTHONY BRYANT LAND SUB

KIMES DONDI CLINTON
44265 CATTLE BEND
CALLAHAN, FL 32011

2023

49-2N-25-4160-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

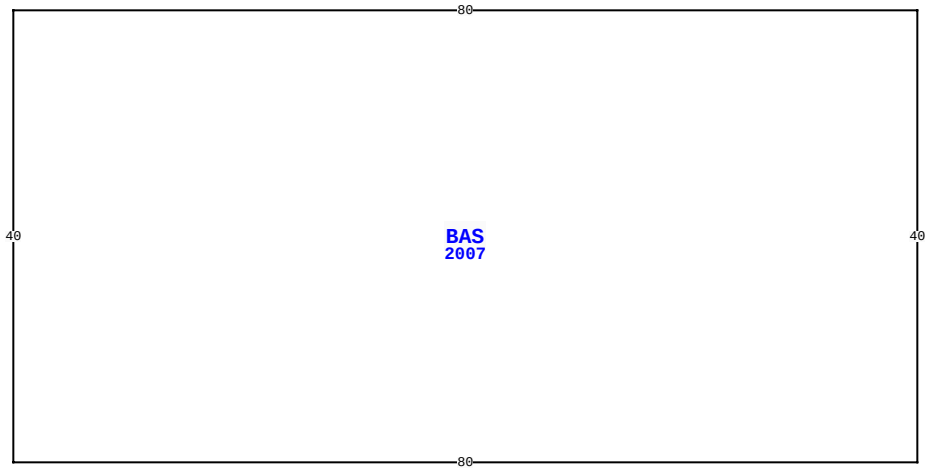
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,200	100	3,200	37,914
TOTALS	3,200		3,200	37,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	3,200	42.3200	14.81	47,392	2007	2007	0	0	0	20.00	80.00

1 GARAGE RES – 0% - 0 Heated Area: 3200 HX Base Yr



44265 CATTLE BEND DR, CALLAHAN

BLD DATE	11/19/2007 DJ	LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	37,914
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	91,520
TOTAL MARKET VALUE	129,434
SOH/AGL Deduction	18,585
ASSESSED VALUE	110,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,849
TOTAL JUST VALUE	129,434
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617930	XFOB	0	06/01/2006
B996405	NEW CONSTR	105,000	10/01/1999
E996318	NEW CONSTR	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1407/1233	4/27/2006	WD	Q	I		405,000
GRANTOR: GOODIN JOSH & AMMIE L						
GRANTEE: KIMES DONDI CLINTON						
1251/0491	8/06/2004	WD	Q	I		330,000
GRANTOR: CROSBY CHARLES DAVID						
GRANTEE: GOODIN JOSH & AMMIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W80 S40 E80 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	5.72	AC		1.00	1.00	1.00	16,000.00	16,000.00	91,520							

REVIEW DATE 07/26/2018 BY KBX Total Acres: 5.72 Total Land Value: 91,520 Market: 0 Agricultural: 0 Common: 91,520 PRINTED 08/02/2023 BY SYS