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

KIMES DONDI CLINTON
44265 CATTLE BEND
CALLAHAN, FL 32011

2023

49-2N-25-4160-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

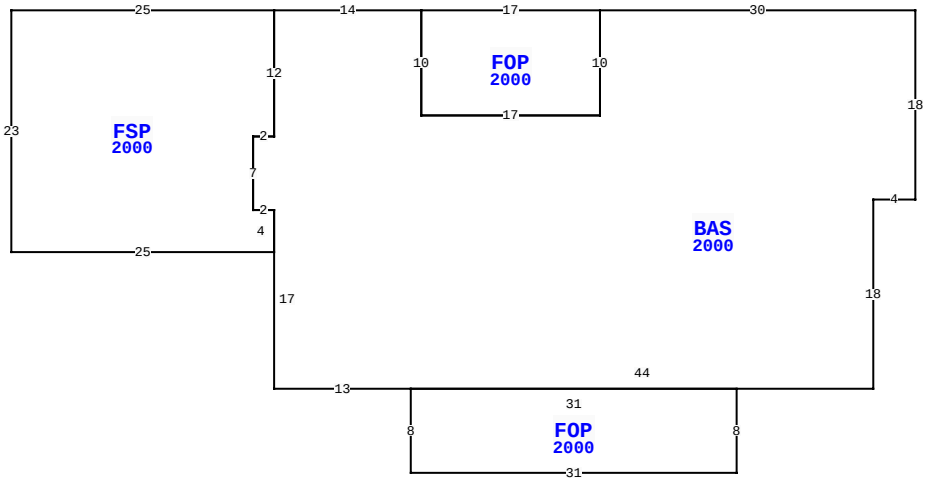
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,968	100	1,968	199,102
FOP	170	30	51	5,159
FOP	248	30	74	7,486
FSP	561	40	224	22,662
TOTALS	2,947		2,317	234,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,317	101.3418	120.34	278,828	2000	2000	0	0	0	15.93	84.07

1 SNGL FAM – 100% - 2007 Heated Area: 1968 HX Base Yr 2007



44265 CATTLE BEND DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		234,411
TOTAL MARKET OB/XF VALUE		11,405
TOTAL LAND VALUE - MARKET		48,650
TOTAL MARKET VALUE		294,466
SOH/AGL Deduction		139,857
ASSESSED VALUE		154,609
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,609
TOTAL JUST VALUE		294,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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	QD	Q	I		330,000
GRANTOR: CROSBY CHARLES D & SH						
GRANTEE: GOODIN JOSH & AMMIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W30 FOP=[YR=2000] W17 S10 E17 N10 $ S10 W17 N10 W14 FSP=[YR=2000] W25 S23 E25 N4 W2 N7 E2 N12 $ S12 W2 S7 E2 S17 E13 FOP=[YR=2000] S8 E31 N8 W31 $ E44 N18 E4 N18 $.

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	0810	CONCRETE A	0	100	8	25	200.00	SF	6.50	6.50	100	2000	2000	3	80	1,040	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
3	0825	BRICK	0	100	0	0	31.00	SF	6.25	6.25	100	2000	2000	3	94	182	
4	0810	CONCRETE A	0	100	0	0	1,220.00	SF	6.50	6.50	100	2000	2000	3	80	6,344	
5	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2000	2000	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 11,405

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	0005	OR	0.00	0.00	1.39	AC		1.00	1.00	1.00	35,000.00	35,000.00	48,650							

REVIEW DATE 07/26/2018 BY KBX Total Acres: 1.39 Total Land Value: 48,650 Market: 0 Agricultural: 0 Common: 48,650 PRINTED 08/02/2023 BY SYS