BLOCK 1 LOT 2
IN OR 1469/255
GREEN MEADOWS #1 PB 6/101

MCGUIRE JAMES P SR & PAMELA
44154 CATIES WAY
CALLAHAN, FL 32011

2024

09-1N-25-0670-0001-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	03	Quality Level 03

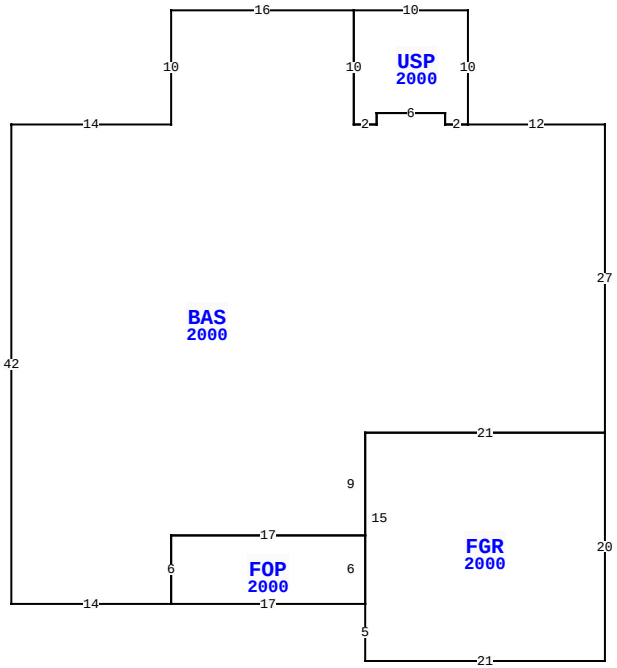
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,933	100	1,933	220,652
FGR	420	55	231	26,369
FOP	102	30	31	3,538
USP	94	30	28	3,196
TOTALS	2,549		2,223	253,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,223	102.9000	128.62	285,922	2000	2000	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2011 Heated Area: 1933 HX Base Yr 2011



44154 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		253,756
TOTAL MARKET OB/XF VALUE		5,868
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		319,624
SOH/AGL Deduction		165,064
ASSESSED VALUE		154,560
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,560
TOTAL JUST VALUE		319,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006768	NEW CONSTR	79,859	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/0255	1/03/2007	WD	U	I	21	243,000
GRANTOR: HORTON JAMES & JUDY						
GRANTEE: MCGUIRE JAMES P SR						
0945/1873	8/21/2000	WD	Q	I		125,000
GRANTOR: GREENE KENNETH L & DA						
GRANTEE: HORTON JAMES & JUDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W12 USP=[YR=2000] N10 W10 S10 E2 N1 E6 S1 E2 $ W2 N1 W6 S1 W2 N10 W16 S10 W14 S42 E14 FOP=[YR=2000] E17 FGR=[YR=2000] S5 E21 N20 W21 S15 $ N6 W17 S6 $ N6 E17 N9 E21 N27 $.

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	0812	CONCRETE C	0	100	0	0	1,857.00	SF	4.00	4.00	100	2000	2000	3	79	5,868	

LAND DESCRIPTION

TOTAL OB/XF 5,868

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/10/2024 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS