BLOCK 1 LOT 3
GREEN MEADOWS #1 PB 6/101

DEWITT JOSHUA R & DENISSE A
44178 CATIES WAY
CALLAHAN, FL 32011

2024

09-1N-25-0670-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

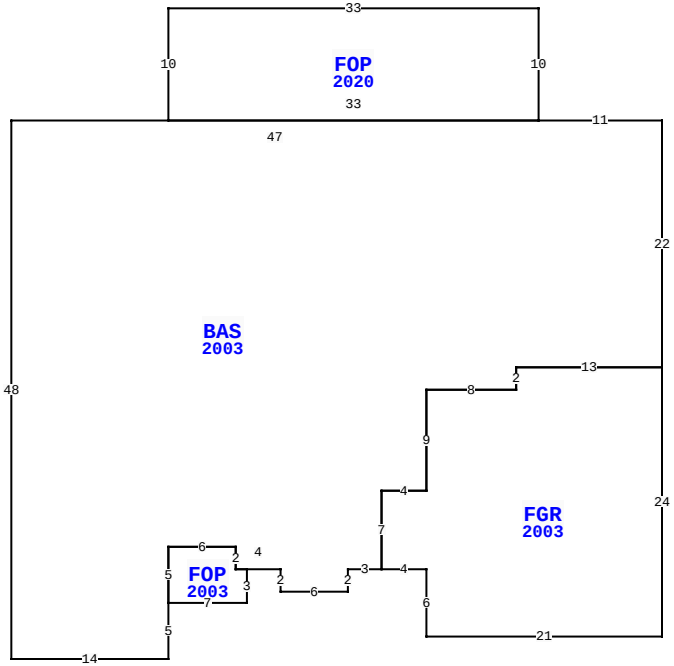
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,042	100	2,042	281,135
FGR	516	55	284	39,100
FOP	33	30	10	1,377
FOP	330	30	99	13,630
TOTALS	2,921		2,435	335,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,435	122.0394	152.55	371,459	2003	2010	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2022 Heated Area: 2042 HX Base Yr 2022



44178 CATIES WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		335,242
TOTAL MARKET OB/XF VALUE		34,342
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		429,584
SOH/AGL Deduction		80,822
ASSESSED VALUE		348,762
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		293,762
TOTAL JUST VALUE		429,584
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18364	SWIM POOL	23,500	08/01/2006
E10362	NEW CONSTR	2,000	10/01/2002
M6458	H/AC	0	10/01/2002
P5840	NEW CONSTR	0	07/01/2002
B9874	NEW CONSTR	151,677	06/01/2002
R4229	REPAIR/RRF	1,500	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2495/0417	8/30/2021	WD	Q	I	01	400,000
GRANTOR: CARPENTER JONNIE W &						
GRANTEE: DEWITT JOSHUA R & D						
1508/0332	6/26/2007	QC	U	I	07	100
GRANTOR: CARPENTER JOHNNY W &						
GRANTEE: CARPENTER JONNIE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W11 FOP=[YR=2020] N10 W33 S10 E33$ W47 S48 E14 N5 FOP=[YR=2003] E7 N3 W1 N2 W6 S5$ N5 E6 S2 E4 S2 E6 N2 E3 FGR=[YR=2003] E4 S6 E21 N24 W13 S2 W8 S9 W4 S7$ N7 E4 N9 E8 N2 E13 N22$.

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	2,159.00	SF	4.00	4.00	100	2003	2003	3	83	7,168	
2	1127	BRICK 8"	0	100	0	0	42.00	SF	5.50	5.50	100	2004	2004	3	96	222	
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2006	2006	3	44	16,830	
4	0845	KOOL DECK	0	100	0	0	768.00	SF	7.25	7.25	100	2006	2006	3	87	4,844	
5	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2006	2006	3	27	778	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	90	4,500	

LAND DESCRIPTION

TOTAL OB/XF 34,342

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	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 07/23/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS