BLOCK 2 LOT 3
GREEN MEADOWS #1 PB 6/101

HOLCOMB DAWN & MICHAEL K
44262 CATIES WAY
CALLAHAN, FL 32011

2024

09-1N-25-0670-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

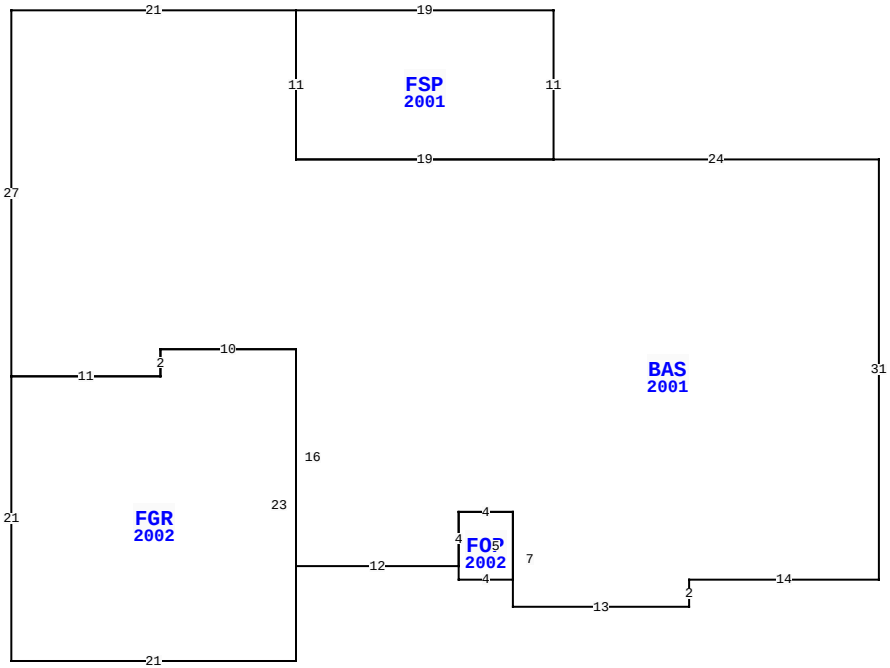
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,874	100	1,874	223,256
FGR	461	55	254	30,260
FOP	20	30	6	715
FSP	209	40	84	10,007
TOTALS	2,564		2,218	264,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,218	105.0560	131.32	291,268	2002	2004	0	0	0	9.28	90.72

1 SNGL FAM – 100% - 2022 Heated Area: 1874 HX Base Yr



44262 CATIES WAY, 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		264,238
TOTAL MARKET OB/XF VALUE		10,222
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		334,460
SOH/AGL Deduction		1,231
ASSESSED VALUE		333,229
TOTAL EXEMPTION VALUE	13	333,229
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		334,460
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M5593	H/AC	0	01/01/2002
8895	NEW CONSTR	2,000	12/01/2001
B018979	NEW CONSTR	95,000	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2278/1687	5/29/2019	SW	Q	I	01	259,000
GRANTOR: 44262 CATIES WAY LAND						
GRANTEE: HOLCOMB DAWN & MICH						
2234/1094	10/25/2018	CT	U	I	18	176,600
GRANTOR: CLERK OF COURT						
GRANTEE: 44262 CATIES WAY LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W24 FSP=[YR=2001] N11 W19 S11 E19 $ W19 N11 W21 S27 FGR=[YR=2002] S21 E21 N23 W10 S2 W11 $ E11 N2 E10 S16 E12 FOP=[YR=2002] S1 E4 N5 W4 S4 $ N4 E4 S7 E13 N2 E14 N31 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	1,834.00	SF	4.00	4.00	100	2002	2002	3	82	6,016	
3	0940	SHEDS/PORT	0	100	12	16	192.00	SF	20.10	20.10	100	2007	2007	3	31	1,196	

LAND DESCRIPTION

TOTAL OB/XF 10,222

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 03/20/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS