

BLOCK 2 LOT 9  
IN OR 1013/1148  
GREEN MEADOWS #1 PB 6/101

JIMENEZ REYNIRIO V JR &/KINSER TAMMY L  
44382 CATIES WAY  
CALLAHAN, FL 32011

2024

09-1N-25-0670-0002-0090



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 05 AVERAGE 80     |
| Exterior Wall            | 20 FACE BRICK 20  |
| Roof Structure           | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 14 CARPET 80      |
| Interior Floor           | 08 SHT VINYL 20   |
| 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       | 1,778            | 100         | 1,778        | 211,392              |
| FGR       | 559              | 55          | 307          | 36,500               |
| FOP       | 287              | 30          | 86           | 10,225               |
| USP       | 350              | 30          | 105          | 12,484               |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 2,974 | 2,276 | 270,601 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |          |    |       |                |       |
|----------------|------------|-------------|-----|-----|---|---|----------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0812       | CONCRETE C  | 0   | 100 | 0 | 0 | 2,092.00 | SF | 4.00  | 4.00           |       |
| 2              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 510.00   | SF | 5.20  | 5.20           |       |
| 3              | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 336.00   | SF | 85.00 | 85.00          |       |
| 4              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 1,134.00 | SF | 10.00 | 10.00          |       |
| 5              | 0350       | CARPORT WD  | 0   | 100 | 0 | 0 | 400.00   | SF | 13.00 | 13.00          |       |
| 6              | 0476       | VF 6 SBPL   | 0   | 100 | 0 | 0 | 47.00    | LF | 32.00 | 32.00          |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | PUD      | 0.00  | 0.00  | 1.00        | LT        |       |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 11/02/2021 | BY | KB |
|-------------|------------|----|----|

| MARKET ADJUSTMENTS       |     |           |             |                |                |      |      |      |      |      |        |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900                     | 01  | 2,276     | 104.4680    | 130.58         | 297,200        | 2001 | 2006 | 0    | 0    | 8.95 | 91.05  |
| 1 SNGL FAM - 100% - 2002 |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 1778        |     |           |             |                |                |      |      |      |      |      |        |
| HX Base Yr 2002          |     |           |             |                |                |      |      |      |      |      |        |
|                          |     |           |             |                |                |      |      |      |      |      |        |

|                            |          |           |
|----------------------------|----------|-----------|
| 44382 CATIES WAY, CALLAHAN | BLD DATE | LGL DATE  |
|                            | XF DATE  | LAND DATE |
|                            | INC DATE | AG DATE   |

| L N | 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 | 2,092.00 | SF | 4.00  | 4.00           | 100       | 2001    | 2001        | 3 | 80     | 6,694           |       |
| 2   | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 510.00   | SF | 5.20  | 5.20           | 100       | 2003    | 2003        | 3 | 83     | 2,201           |       |
| 3   | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 336.00   | SF | 85.00 | 85.00          | 100       | 2008    | 2008        | 3 | 52     | 14,851          |       |
| 4   | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 1,134.00 | SF | 10.00 | 10.00          | 100       | 2008    | 2008        | 3 | 89     | 10,093          |       |
| 5   | 0350       | CARPORT WD  | 0   | 100 | 0 | 0 | 400.00   | SF | 13.00 | 13.00          | 100       | 2017    | 2017        | 3 | 78     | 4,056           |       |
| 6   | 0476       | VF 6 SBPL   | 0   | 100 | 0 | 0 | 47.00    | LF | 32.00 | 32.00          | 100       | 2017    | 2017        | 3 | 92     | 1,384           |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 39,279      |  |  |  |  |  |  |  |  |  |  |  |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 11/02/2021 | BY | KB |
|-------------|------------|----|----|

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 2               |  |           |  |
| 6                         |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 6              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 296,815   |  |
| TOTAL MARKET OB/XF VALUE  |  | 39,279    |  |
| TOTAL LAND VALUE - MARKET |  | 60,000    |  |
| TOTAL MARKET VALUE        |  | 396,094   |  |
| SOH/AGL Deduction         |  | 178,996   |  |
| ASSESSED VALUE            |  | 217,098   |  |
| TOTAL EXEMPTION VALUE     |  | 50,000    |  |
| BASE TAXABLE VALUE        |  | 167,098   |  |
| TOTAL JUST VALUE          |  | 396,094   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 380,232   |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 21011441   | REPAIR/RRF  | 25,487 | 08/30/2021 |
| B11019     | GARAGE      | 31,680 | 04/01/2003 |
| R4964      | REPAIR/RRF  | 3,000  | 04/01/2003 |
| B018330    | NEW CONSTR  | 88,000 | 05/01/2001 |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1013/1148                      | 10/16/2001 | WD        | Q   | I   |        | 139,000    |  |
| GRANTOR: GREENE KENNETH L & DA |            |           |     |     |        |            |  |
| GRANTEE: JIMENEZ REYNIRIO JR   |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                              |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|
| BAS=[YR=2001] W25 USP=[YR=2003] N10 W35 S10 E35\$ W51 S31<br>FOP=[YR=2001] S7 E41 N7 W41\$ E41 N6 E12 FGR=[YR=2001] S9 E15<br>N2 E8 N23 W23 S16\$ N16 E23 N9\$ . |  |  |  |  |  |  |  |

| OTHER ADJUSTMENTS AND NOTES |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|--|--|
|                             |  |  |  |  |  |  |  |  |  |  |  |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 11/02/2021 | BY | KB |
|-------------|------------|----|----|

|                   |                          |           |                 |                |                           |
|-------------------|--------------------------|-----------|-----------------|----------------|---------------------------|
| Total Acres: 0.00 | Total Land Value: 60,000 | Market: 0 | Agricultural: 0 | Common: 60,000 | PRINTED 08/06/2024 BY SYS |
|-------------------|--------------------------|-----------|-----------------|----------------|---------------------------|

JIMENEZ REYNIRIO V JR &/KINSER TAMMY L  
44382 CATIES WAY  
CALLAHAN, FL 32011

**09-1N-25-0670-0002-0090**

[illegible]