BLOCK 2 LOT 12
IN OR 1019/275
GREEN MEADOWS #1 PB 6/101

KELLY HARRY E & LORIE G
44468 CATIES WAY
CALLAHAN, FL 32011

2024

09-1N-25-0670-0002-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

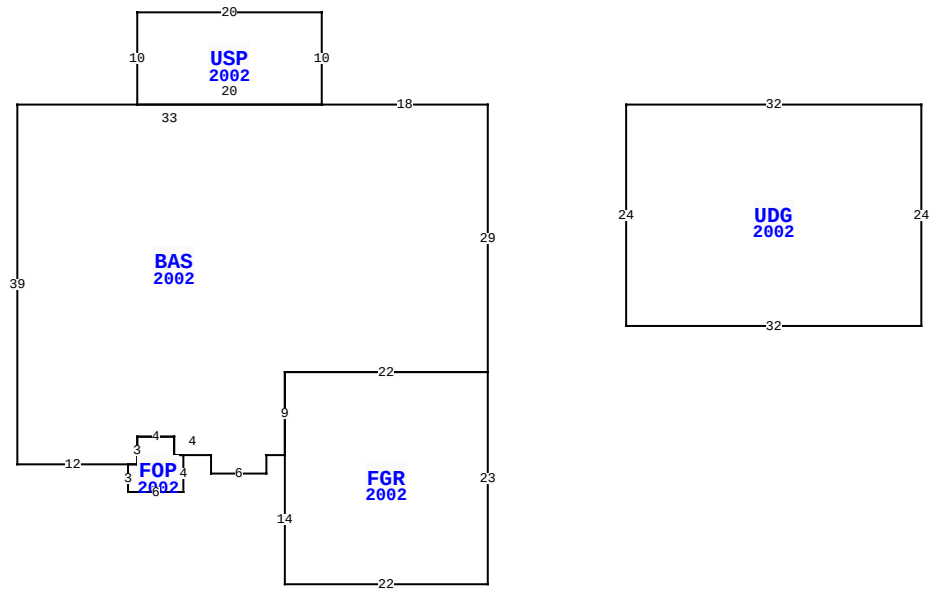
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,757	100	1,757	195,396
FGR	506	55	278	30,916
FOP	31	30	9	1,001
UDG	768	55	422	46,931
USP	200	30	60	6,673
TOTALS	3,262		2,526	280,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,526	105.6000	132.00	333,432	2002	2002	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2003 Heated Area: 1757 HX Base Yr 2003



44468 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		280,916
TOTAL MARKET OB/XF VALUE		44,412
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		385,328
SOH/AGL Deduction		187,234
ASSESSED VALUE		198,094
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,094
TOTAL JUST VALUE		385,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001958	CARPORT	14,071	04/01/2017
B1530144	SWIM POOL	27,800	03/01/2015
B9581	GARAGE	25,344	04/01/2002
R4053	REPAIR/RRF	750	04/01/2002
5106	NEW CONSTR	0	12/01/2001
5534	H/AC	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1019/0275	11/09/2001	WD	Q	V		24,900

GRANTOR: GREENE KENNETH L & DA

GRANTEE: KELLY HARRY E & LOR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W18 USP=[YR=2002] N10 W20 S10 E20 $ W33 S39 E12 FOP=[YR=2002] S3 E6 N4 W1 N2 W4 S3 W1 $ E1 N3 E4 S2 E4 S2 E6 N2 E2 FGR=[YR=2002] S14 E22 N23 W22 S9 $ N9 E22 N29 $ PTR= E15 UDG=[YR=2002] E32 S24 W32 N24 $ W15 $.

EXTRA FEATURES

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	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	1,888.00	SF	4.00	4.00	100	2002	2002	3	82	6,193	
3	0855	CONC PAVER	0	100	0	0	637.00	SF	10.00	10.00	100	2015	2015	3	95	6,052	
4	0861	POOL GUNIT	0	100	0	0	372.00	SF	85.00	85.00	100	2015	2015	3	78	24,664	
5	0351	CARPORT MT	0	100	24	24	576.00	SF	10.00	10.00	100	2017	2017	3	78	4,493	

LAND DESCRIPTION

TOTAL OB/XF 44,412

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS