

BLOCK 3 LOT 5
IN OR 1778/330
GREEN MEADOWS #1 PB 6/101

BUNCH KATHY M
44383 CATIES WAY
CALLAHAN, FL 32011

2024

09-1N-25-0670-0003-0050



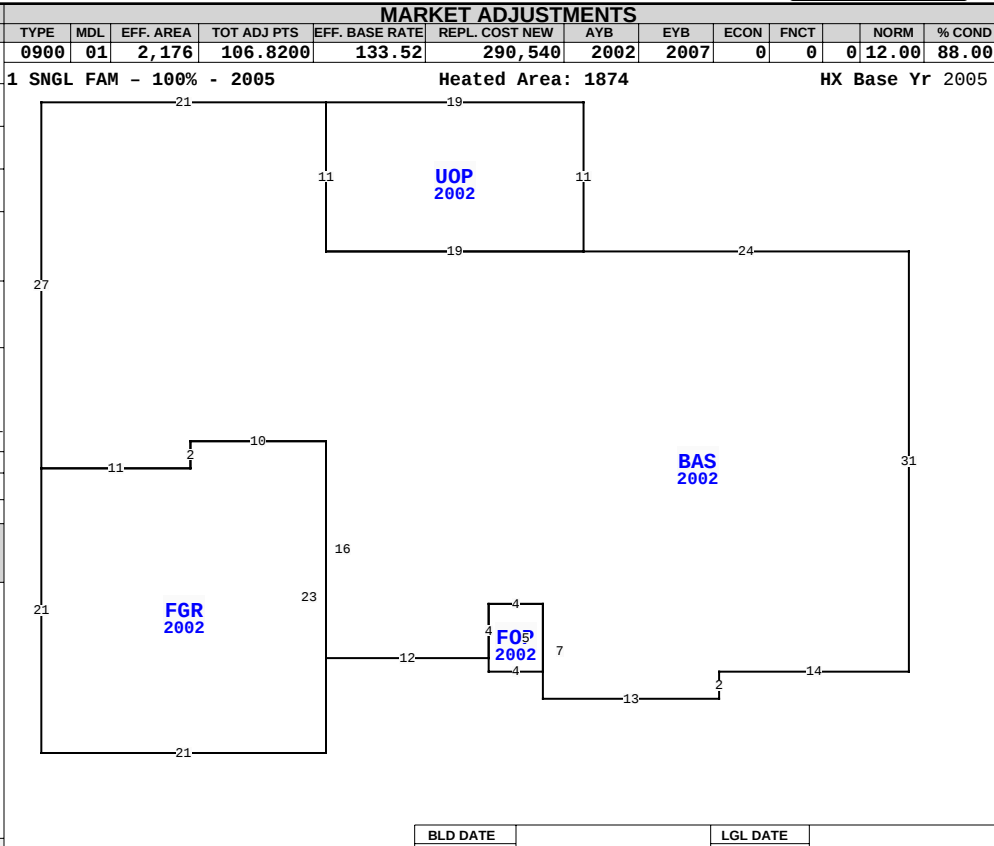
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	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	220,190
FGR	461	55	254	29,844
FOP	20	30	6	705
UOP	209	20	42	4,935
TOTALS	2,564		2,176	255,675

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	2,380.00	SF	4.00	4.00	
2	0940	SHEDS/PORT	0	100	12	30	360.00	SF	17.70	17.70	
3	0855	CONC PAVER	0	100	0	0	593.00	SF	10.00	10.00	
4	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	
5	0940	SHEDS/PORT	0	100	12	30	360.00	SF	18.30	18.30	

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	



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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,176	106.8200	133.52	290,540	2002	2007	0	0	0 12.00	88.00

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		255,675
TOTAL MARKET OB/XF VALUE		36,796
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		352,471
SOH/AGL Deduction		170,322
ASSESSED VALUE		182,149
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		132,149
TOTAL JUST VALUE		352,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014141	REPAIR/RRF	17,216	10/14/2021
E9861	NEW CONSTR	2,000	07/01/2002
B9852	NEW CONSTR	136,612	06/01/2002
P5734	NEW CONSTR	0	06/01/2002
R4214	REPAIR/RRF	1,400	06/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1789/1213	4/12/2012	QC	U	I	11	100
GRANTOR: SMITH KATHY M						
GRANTEE: BUNCH KATHY M						
1782/0685	3/05/2012	QC	U	I	11	100
GRANTOR: KNIGHT DONALD S						
GRANTEE: BUNCH KATHY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W24 UOP=[YR=2002] 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\$.