BLOCK 3 LOT 9
GREEN MEADOWS #1 PB 6/101

GETZLAFF TRACEY RYAN
44501 CATIES WAY
CALLAHAN, FL 32011

2024

09-1N-25-0670-0003-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

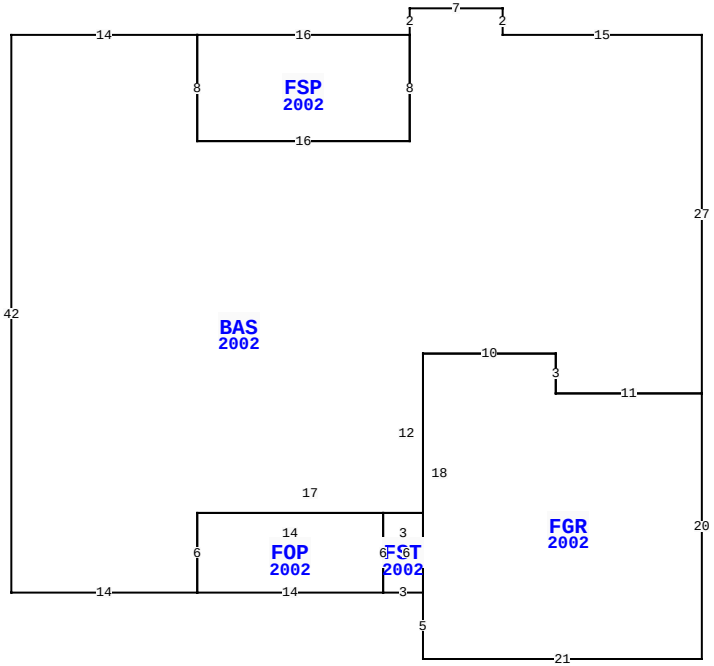
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,623	100	1,623	203,811
FGR	450	55	248	31,143
FOP	84	30	25	3,139
FSP	128	40	51	6,404
FST	18	55	10	1,256
TOTALS	2,303		1,957	245,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,957	111.6220	139.53	273,060	2002	2002	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2003 Heated Area: 1623 HX Base Yr 2003



44501 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		245,754
TOTAL MARKET OB/XF VALUE		39,085
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		344,839
SOH/AGL Deduction		165,685
ASSESSED VALUE		179,154
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,154
TOTAL JUST VALUE		344,839
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2307037	ROOF	15,159	05/31/2023
B1327586	GARAGE	38,995	08/01/2013
E9410	NEW CONSTR	2,000	04/01/2002
B9398	NEW CONSTR	123,994	03/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/463	6/02/2023	QC	U	I	11	100
GRANTOR: GETZLAFF JESSICA RENE						
GRANTEE: GETZLAFF TRACEY RYA						
1071/1911	7/31/2002	WD	Q	I		137,800
GRANTOR: GREENE KENNETH L & DA						
GRANTEE: GETZLAFF TRACEY & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W15 N2 W7 S2 FSP=[YR=2002] W16 S8 E16 N8 $ S8 W16 N8 W14 S42 E14 FOP=[YR=2002] E14 FST=[YR=2002] E3 FGR=[YR=2002] S5 E21 N20 W11 N3 W10 S18 $ N6 W3 S6 $ N6 W14 S6 $ N6 E17 N12 E10 S3 E11 N27 $.

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	1,777.00	SF	4.00	4.00	100	2002	2002	3	82	5,829	
3	0810	CONCRETE A	0	100	18	22	396.00	SF	6.50	6.50	100	2009	2009	3	90	2,317	
4	0510	GARAGE WD-	0	100	40	25	1,000.00	SF	35.00	35.00	100	2013	2013	3	71	24,850	
5	0811	CONCRETE B	0	100	0	0	630.00	SF	5.20	5.20	100	2013	2013	3	94	3,079	

LAND DESCRIPTION

TOTAL OB/XF 39,085

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 04/10/2024 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS