BLOCK 3 LOT 10
IN OR 1604/63
GREEN MEADOWS #1 PB 6/101

MEANS AMYJO K
44523 CATIES WAY
CALLAHAN, FL 32011

2024

09-1N-25-0670-0003-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

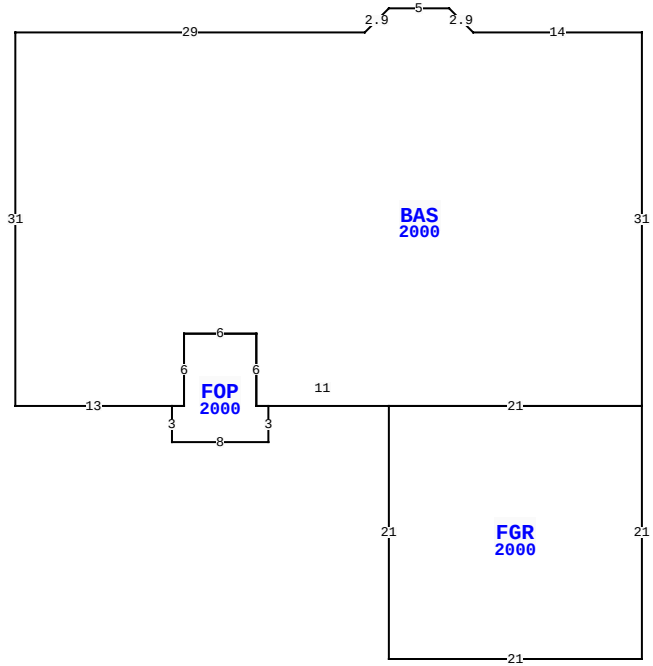
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,590	100	1,590	186,692
FGR	441	55	243	28,532
FOP	60	30	18	2,113
TOTALS	2,091		1,851	217,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,851	105.8400	132.30	244,887	2000	2000	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2001 Heated Area: 1590 HX Base Yr 2001



44523 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		301,675
TOTAL MARKET OB/XF VALUE		36,858
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		398,533
SOH/AGL Deduction		178,118
ASSESSED VALUE		220,415
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		165,415
TOTAL JUST VALUE		398,533
NCON VALUE		11,220
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,178

MISC STRG SHEDS = NV: KW 2/24

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-09889	GARAGE (30X35) +	81,770	08/01/2023
E21230	ELEC OTHER	1,900	09/01/2008
M14126	MECH OTHER	0	09/01/2008
R11541	REPAIR/RRF	2,460	09/01/2008
B21600	ADDITION	65,000	07/01/2008
B21698	XFOB	2,300	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1604/0063	1/07/2009	QC	U	I	11	100
GRANTOR: WALKER AMYJO						
GRANTEE: MEANS THOMAS E & AM						
0923/0203	3/07/2000	WD	Q	V		19,500
GRANTOR: GREENE KENNETH L & DA						
GRANTEE: WALKER AMYJO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W14 U2 L2 W5 L2 D2 W29 S31 E13
FOP=[YR=2000] S3 E8 N3 W1 N6 W6 S6 W1$ E1 N6 E6 S6 E11
FGR=[YR=2000] S21 E21 N21 W21$ E21 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	0810	CONCRETE A	0	100	18	16	288.00	SF	6.50	6.50	100	2000	2000	3	79	1,479	
2	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00	85.00	100	2007	2007	3	48	14,851	
3	0845	KOOL DECK	0	100	0	0	809.00	SF	7.25	7.25	100	2007	2007	3	88	5,161	
4	0812	CONCRETE C	0	100	72	16	1,152.00	SF	4.00	4.00	100	2009	2009	3	90	4,147	
5	0680	POLE SHED	0	100	16	10	160.00	SF	10.00	10.00	100	2024	2020		93	1,488	
6	0476	VF 6 SBPL	0	100	0	0	276.00	LF	32.00	32.00	100	2024	2023		100	8,832	
7	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2024	2023		100	900	

LAND DESCRIPTION

TOTAL OB/XF 36,858

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 04/23/2024 BY TW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

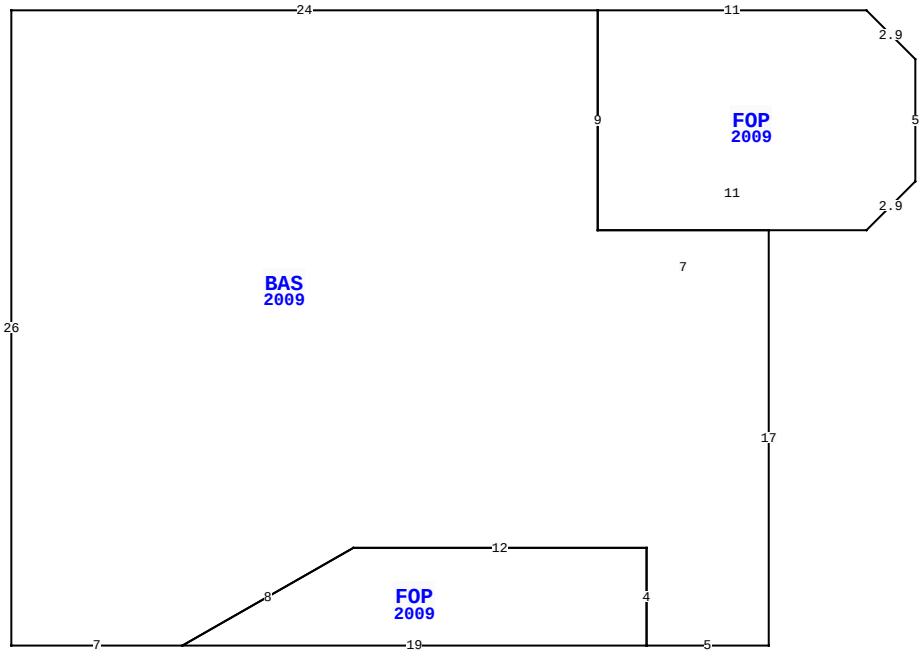
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	681	100	681	78,248
FOP	62	30	19	2,183
FOP	113	30	34	3,906
TOTALS	856		734	84,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	734	129.3600	122.89	90,201	2009	2009	0	0	0	6.50	93.50

2 SINGLE FAM – 100% - 2001 Heated Area: 681 HX Base Yr 2001



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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P13354	OTHER	0	07/01/2008
B19534	SWIM POOL	26,500	02/01/2007
B006927	NEW CONSTR	76,010	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: WALKER AMYJO						
GRANTEE: MEANS THOMAS E & AM						
0923/0203	3/07/2000	WD	Q	V		19,500
GRANTOR: GREENE KENNETH L & DA						
GRANTEE: WALKER AMYJO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009;ORIG=-11,0] W24 S26 E7 U4R7 E12 S4 E5 N17 W7 N9 $
FOP=[YR=2009;ORIG=0,0] W11 S9 E11 U2R2 N5 U2L2 $
FOP=[YR=2009;ORIG=-28,26] E19 N4 W12 D4L7 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/23/2024 BY TW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS