PT LOT 4 PAR 4-2 PT OR 890/553
(EX IN OR 1748/1554 & EX LOT
4 OF ANTHONY BRYANT LAND SUB

REED MICHAEL & ANGELA M REV TRUST/REED MICHAEL TRU
44354 CATTLE BEND DR
CALLAHAN, FL 32011

2024

32-2N-25-4020-0004-0020

BUILDING CHARACTERISTICS

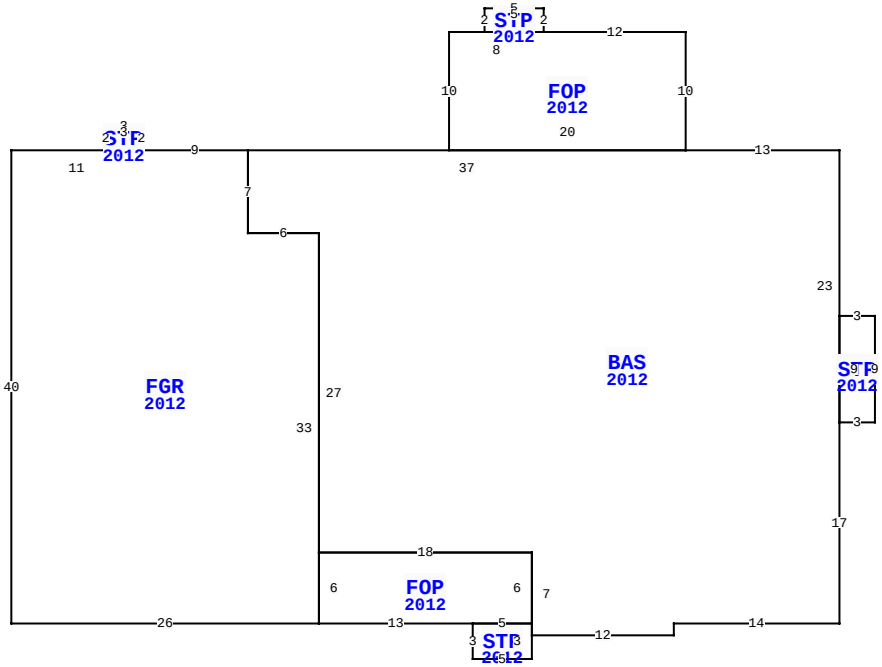
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,706	100	1,706	186,015
FGR	998	55	549	59,860
FOP	108	30	32	3,489
FOP	200	30	60	6,542
STP	6	10	1	109
STP	10	10	1	109
STP	15	10	2	218
STP	27	10	3	328
TOTALS	3,070		2,354	256,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,354	125.0970	118.84	279,749	2012	2012	0	0	0	8.25	91.75

2 SINGLE FAM – 100% - 2024 Heated Area: 1706 HX Base Yr 2024



44354 CATTLE BEND DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		256,670
TOTAL MARKET OB/XF VALUE		15,750
TOTAL LAND VALUE - MARKET		36,050
TOTAL MARKET VALUE		308,470
SOH/AGL Deduction		0
ASSESSED VALUE		308,470
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		258,470
TOTAL JUST VALUE		308,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428978	ADDITION	25,488	06/01/2014
C1125148	CO ISSUED	0	11/02/2012
E23877	NEW CONSTR	0	10/01/2011
M16588	H/AC	0	10/01/2011
P15026	NEW CONSTR	0	10/01/2011
B25148	NEW CONSTR	209,808	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2692/313	2/01/2024	QC	U	I	11	100
GRANTOR: REED MICHAEL & ANGELA						
GRANTEE: REED MICHAEL & ANGE						
2515/1474	11/16/2021	WD	Q	I	01	395,000
GRANTOR: ARNOLD JERRY RAY & PA						
GRANTEE: REED MICHAEL & ANGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W13 FOP=[YR=2012] N10 W12 STP=[YR=2012] N2 W5 S2 E5$ W8 S10 E20$ W37 FGR=[YR=2012] W9 STP=[YR=2012] N2 W3 S2 E3$ W11 S40 E26 FOP=[YR=2012] E13 STP=[YR=2012] S3 E5 N3 W5$ E5 N6 W18 S6$ N33 W6 N7$ S7 E6 S27 E18 S7 E12 N1 E14 N17 STP=[YR=2012] E3 N9 W3 S9$ N23$.

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	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	2014	2014	3	75	15,750	

LAND DESCRIPTION

TOTAL OB/XF 15,750

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	35,000.00	35,000.00	36,050							

REVIEW DATE 05/18/2020 BY KBA Total Acres: 1.03 Total Land Value: 36,050 Market: 0 Agricultural: 0 Common: 36,050 PRINTED 08/06/2024 BY SYS