PT OF SW1/4 OF SEC 34-2N-25E
IN OR 2422/480

HIPSHER ASHLEY E & RICHARD II
44151 CATFISH CREEK LN
CALLAHAN, FL 32011

2024

34-3N-25-0000-0005-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

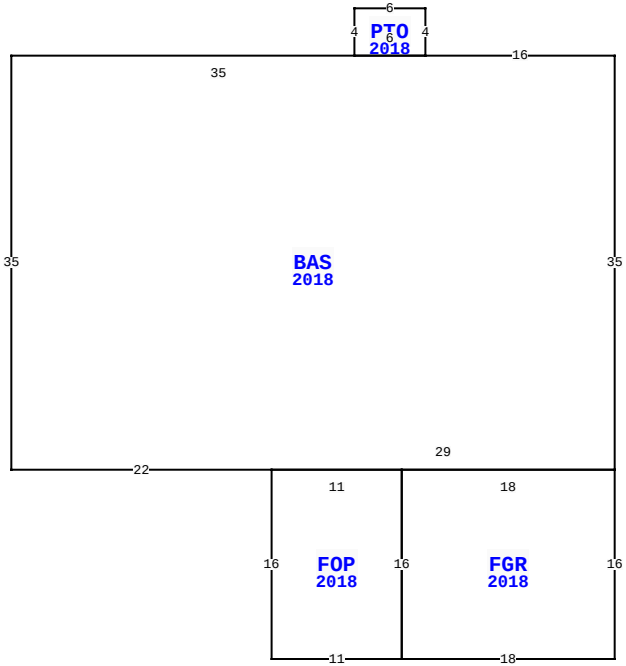
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,785	100	1,785	249,642
FGR	288	55	158	22,097
FOP	176	30	53	7,413
PTO	24	5	1	140
TOTALS	2,273		1,997	279,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,997	114.1700	142.71	284,992	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2021 Heated Area: 1785 HX Base Yr 2021



44151 CATFISH CREEK LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		279,292
TOTAL MARKET OB/XF VALUE		4,918
TOTAL LAND VALUE - MARKET		68,400
TOTAL MARKET VALUE		352,610
SOH/AGL Deduction		83,259
ASSESSED VALUE		269,351
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,351
TOTAL JUST VALUE		352,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000402	CO ISSUED	0	02/07/2018
B1700402	NEW CONSTR	218,012	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2422/0480	12/31/2020	WD	Q	I	01	335,000
GRANTOR: ANDERSON DONALD LYNDO						
GRANTEE: HIPSHER ASHLEY E &						
1986/0668	6/18/2015	WD	Q	V	01	36,000
GRANTOR: RED DIRT RIDGE LLC						
GRANTEE: ANDERSON DONALD LYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 PTO=[YR=2018] N4 W6 S4 E6$ W35 S35 E22 FOP=[YR=2018] S16 E11 FGR=[YR=2018] E18 N16 W18 S16$ N16 W11 $ E29 N35$.

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	0	0	780.00	SF	6.50	6.50	100	2018	2018	3	97	4,918	

LAND DESCRIPTION

TOTAL OB/XF 4,918

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		OR	0.00	0.00	4.00	AC		1.00	1.00	0.95	18,000.00	17,100.00	68,400							

REVIEW DATE 03/13/2024 BY KBA Total Acres: 4.00 Total Land Value: 68,400 Market: 0 Agricultural: 0 Common: 68,400 PRINTED 08/06/2024 BY SYS