

KIMES DONDI CLINTON
44265 CATTLE BEND
CALLAHAN, FL 32011

2024

49-2N-25-4160-0007-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2												
Exterior Wall	25	MOD METAL 100	TYPE	6500	MDL	01	EFF. AREA	3,200	TOT ADJ PTS	42.3200	EFF. BASE RATE	14.81	REPL. COST NEW	47,392	AYB	2007	EYB	2007	ECON	0	FNCT	0	NORM	0 22.00	% COND	78.00	6					
Roof Structur	03	GABLE/HIP 100	1 GARAGE RES - 0% - 0										Heated Area: 3200										HX Base Yr									
Roof Cover	12	MODULAR MT 100	BAS 2007																													
Interior Wall	07	NONE 100																														
Interior Floo	03	CONC FINSH 100																														
Air Condition	01	NONE 100																														
Heating Type	01	NONE 100																														
Bedrooms		0 100																														
Bathrooms		0 100																														
Frame	02	WOOD FRAME 100																														
Stories	1.	1. 100																														
Units		0 100																														
Occupancy	00	NONE 100																														
Quality			03	Quality Level 03																												
DOR CODE			0700	MISC RESIDENTIAL																												
MAP NUM				MKT AREA										08																		
NEIGHBORHOOD/LOC			8026.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	3,200	100	3,200	36,966																												
TOTALS			3,200		3,200	36,966																										
EXTRA FEATURES			44265 CATTLE BEND DR, CALLAHAN																													
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	DPHT 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	0		OR	0.00	0.00	5.72	AC		1.00	1.00	1.00	16,000.00	16,000.00	91,520															
REVIEW DATE		04/08/2024		BY	TWA		Total Acres: 5.72		Total Land Value: 91,520		Market: 0		Agricultural: 0		Common: 91,520		PRINTED 08/06/2024 BY SYS															

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