

MCGUIRE JAMES P SR & PAMELA
44154 CATIES WAY
CALLAHAN, FL 32011

09-1N-25-0670-0001-0020

NASSAU COUNTY PROPERTY							PAGE 1 of 1	6
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 6				Tax Dist:				
BUILDING MARKET VALUE				266,471				
TOTAL MARKET OB/XF VALUE				5,720				
TOTAL LAND VALUE - MARKET				60,000				
TOTAL MARKET VALUE				332,191				
SOH/AGL Deduction				173,149				
ASSESSED VALUE				159,042				
TOTAL EXEMPTION VALUE				HX HB	50,722			
BASE TAXABLE VALUE				108,320				
TOTAL JUST VALUE				332,191				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				319,624				
PERMIT NUM DESCRIPTION AMT ISSUED								
B006768	NEW CONSTR			79,859		03/01/2000		
SALES DATA								
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1469/0255		1/03/2007	WD	U	I	21	243,000	
GRANTOR:HORTON JAMES & JUDY								
GRANTEE:MCGUIRE JAMES P SR								
0945/1873		8/21/2000	WD	Q	I		125,000	
GRANTOR:GREENE KENNETH L & DA								
GRANTEE:HORTON JAMES & JUDY								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2000] W12 USP=[YR=2000] N10 W10 S10 E2 N1 E6 S1 E2 \$ W2 N1 W6 S1 W2 N10 W16 S10 W14 S42 E14 FOP=[YR=2000] E17 FGR=[YR=2000] S5 E21 N20 W21 S15 \$ N6 W17 S6 \$ N6 E17 N9 E21 N27 \$.								
ND UE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV								
60,000								
Common: 60,000		PRINTED 07/30/2025 BY SYS						