BLOCK 2 LOT 6
GREEN MEADOWS #1 PB 6/101

TALLEY RACHEL NICHOLE & TRAVIS REED
44320 CATIES WAY
CALLAHAN, FL 32011

2025

09-1N-25-0670-0002-0060

BUILDING CHARACTERISTICS

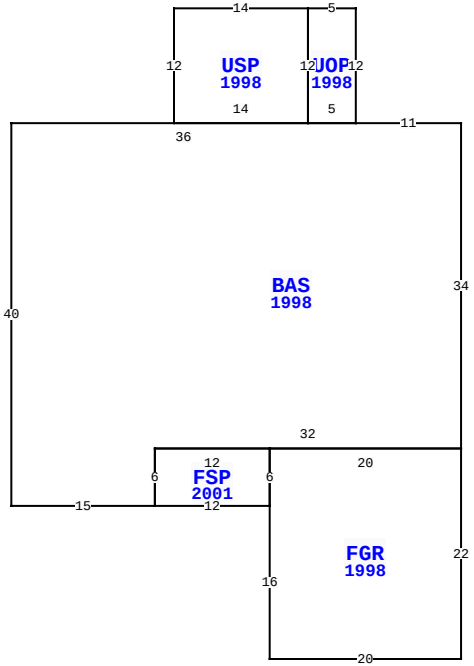
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,688	100	1998	1,688	221,981
FGR	440	55	1998	242	31,824
FSP	72	40	2001	29	3,814
UOP	60	20	1998	12	1,578
USP	168	30	1998	50	6,576
TOTALS	2,428			2,021	265,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,021	108.5840	143.33	289,670	1998	2013	0	0	0	8.25	91.75

1 SNGL FAM – 0% - 2025 Heated Area: 1688 HX Base Yr



44320 CATIES WAY, 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	265,772
TOTAL MARKET OB/XF VALUE	8,006
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	333,778
SOH/AGL Deduction	0
ASSESSED VALUE	333,778
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,778
TOTAL JUST VALUE	333,778
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B017882	XFOB	3,000	08/01/2001
V980024	REMODEL	0	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2772/1271	3/07/2025	WD	Q	I	01	426,000
GRANTOR: FERNGREN RAY R & CARR						
GRANTEE: TALLEY RACHEL NICHO						
2626/0691	3/17/2023	WD	Q	I	01	410,000
GRANTOR: GROGAN CHAD E & SHELL						
GRANTEE: FERNGREN RAY R & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W11 UOP=[YR=1998] N12 W5 USP=[YR=1998] W14 S12 E14 N12 $ S12 E5 $ W36 S40 E15 FSP=[YR=2001] E12 FGR=[YR=1998] S16 E20 N22 W20 S6 $ N6 W12 S6 $ N6 E32 N34 $.

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	0812	CONCRETE C	0	0	0	0	1,783.00	SF	4.00	4.00	100	1998	1998	3	73	5,206	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 8,006

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	RES	0	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 07/08/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS