BLOCK 2 LOT 8
IN OR 1909/1552
GREEN MEADOWS #1 PB 6/101

BERRY BRYAN T
44358 CATIES WAY
CALLAHAN, FL 32011

2025

09-1N-25-0670-0002-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

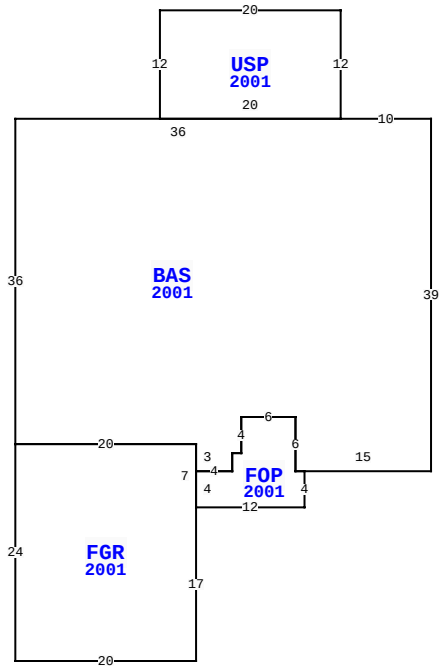
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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 08
NEIGHBORHOOD/LOC	8017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,696	100	2001	1,696	206,393
FGR	480	55	2001	264	32,128
FOP	86	30	2001	26	3,164
USP	240	30	2001	72	8,762
TOTALS	2,502			2,058	250,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,058	103.8800	137.12	282,193	2001	2001	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2004 Heated Area: 1696 HX Base Yr 2004



44358 CATIES WAY, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		273,828
TOTAL MARKET OB/XF VALUE		9,147
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		342,975
SOH/AGL Deduction		157,848
ASSESSED VALUE		185,127
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,405
TOTAL JUST VALUE		342,975
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9360	GARAGE	31,680	02/01/2002
R3919	REPAIR/RRF	4,000	02/01/2002
B0107881	ADDITION	1,131	01/01/2001
B0107882	ADDITION	3,000	01/01/2001
B007592	NEW CONSTR	85,000	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1909/1552	3/25/2014	QC	U	I	11	100
GRANTOR: BERRY BRYAN T & KATHR						
GRANTEE: BERRY BRYAN T						
0993/1282	6/22/2001	WD	Q	I		129,900
GRANTOR: GREENE KENNETH L & DA						
GRANTEE: BERRY BRYAN T & KAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W10 USP=[YR=2001] N12 W20 S12 E20 $ W36 S36
FGR=[YR=2001] S24 E20 N17 FOP=[YR=2001] E12 N4 W1 N6 W6 S4
W1 S2 W4 S4 $ N7 W20 $ E20 S3 E4 N2 E1 N4 E6 S6 E15 N39 $.

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	100	0	0	1,813.00	SF	4.00	4.00	100	2001	2001	3	79	5,729	
2	0810	CONCRETE A	0	100	12	15	180.00	SF	6.50	6.50	100	2003	2003	3	82	959	
3	1242	WD DECK A	0	100	0	0	306.00	SF	10.00	10.00	100	2003	2003	3	20	612	
4	0810	CONCRETE A	0	100	0	0	296.00	SF	6.50	6.50	100	2017	2017	3	96	1,847	

LAND DESCRIPTION

TOTAL OB/XF 9,147

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/10/2024 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS

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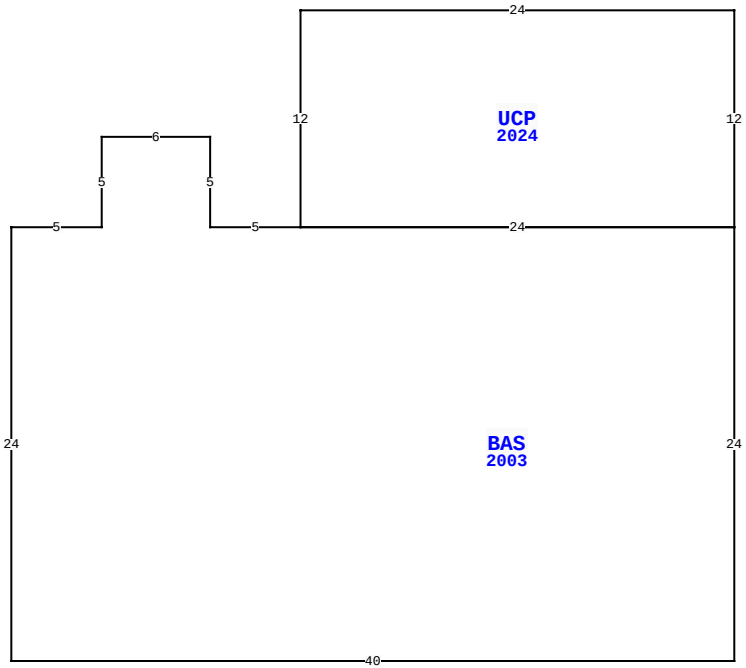
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 80
Interior Wall	05	DRYWALL 20
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	990	100	2003	990	22,088
UCP	288	20	2024	58	1,294
TOTALS	1,278			1,048	23,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,048	88.6788	32.81	34,385	2003	2003	0	0	0	32.00	68.00

2 GARAGE RES – 100% - 2004 Heated Area: 990 HX Base Yr 2004



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GRANTOR: GREENE KENNETH L & DA						
GRANTEE: BERRY BRYAN T & KAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W24 W5 N5 W6 S5 W5 S24 E40 N24 $
UCP=[YR=2024;ORIG=-24,0] E24 N12 W24 S12 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/10/2024 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS