

BLOCK 2 LOT 9
IN OR 1013/1148
GREEN MEADOWS #1 PB 6/101

JIMENEZ REYNIRIO V JR &/KINSER TAMMY L
44382 CATIES WAY
CALLAHAN, FL 32011

2025

09-1N-25-0670-0002-0090



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 80			
Exterior Wall	20	FACE BRICK 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
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	1,778	100	2001	1,778	221,893
FGR	559	55	2001	307	38,313
FOP	287	30	2001	86	10,732
USP	350	30	2003	105	13,104
TOTALS	2 974			2 276	284 043

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,276	104.4680	137.90	313,860	2001	2006	0	0	9.50	90.50
1 SNGL FAM - 100% - 2002											
Heated Area: 1778											
HX Base Yr 2002											
44382 CATIES WAY, CALLAHAN											

NASSAU COUNTY PROPERTY				PAGE 1 of 2		6
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 6				Tax Dist:		
BUILDING MARKET VALUE				310,966		
TOTAL MARKET OB/XF VALUE				37,676		
TOTAL LAND VALUE - MARKET				60,000		
TOTAL MARKET VALUE				408,642		
SOH/AGL Deduction				185,248		
ASSESSED VALUE				223,394		
TOTAL EXEMPTION VALUE				HX HB 50,722		
BASE TAXABLE VALUE				172,672		
TOTAL JUST VALUE				408,642		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				396,094		
PERMIT NUM				DESCRIPTION		
21011441				REPAIR/RRF		
B11019				GARAGE		
R4964				REPAIR/RRF		
B018330				NEW CONSTR		
AMT				ISSUED		
25,487				08/30/2021		
31,680				04/01/2003		
3,000				04/01/2003		
88,000				05/01/2001		
SALES DATA						
OFF RECORD Number				DATE		
1013/1148				10/16/2001		
TYPE INST				Q / V I		
WD Q I				RSN CD		
139,000				SALE PRICE		
GRANTOR: GREENE KENNETH L & DA						
GRANTEE: JIMENEZ REYNIRIO JR						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2001] W25 USP=[YR=2003] N10 W35 S10 E35\$ W51 S31						
FOP=[YR=2001] S7 E41 N7 W41\$ E41 N6 E12 FGR=[YR=2001] S9 E15						
N2 E8 N23 W23 S16\$ N16 E23 N9\$.						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0812	CONCRETE C	0	100	0	0	2,092.00	SF	4.00	4.00	100
2	0811	CONCRETE B	0	100	0	0	510.00	SF	5.20	5.20	100
3	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100
4	0855	CONC PAVER	0	100	0	0	1,134.00	SF	10.00	10.00	100
5	0350	CARPORT WD	0	100	0	0	400.00	SF	13.00	13.00	100
6	0476	VF 6 SBPL	0	100	0	0	47.00	LF	32.00	32.00	100
TOTAL OB/XF 37,676											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	PUD	0.00	0.00	1.00	LT	1.00
REVIEW DATE 11/02/2021 BY KB											

JIMENEZ REYNIRIO V JR &/KINSER TAMMY L
44382 CATIES WAY
CALLAHAN, FL 32011

09-1N-25-0670-0002-0090

[illegible]