BLOCK 3 LOT 5
GREEN MEADOWS #1 PB 6/101

BENTLEY TYLER & BROOK
44470 KEME RD
CALLAHAN, FL 32011

2025

09-1N-25-0670-0003-0050

BUILDING CHARACTERISTICS

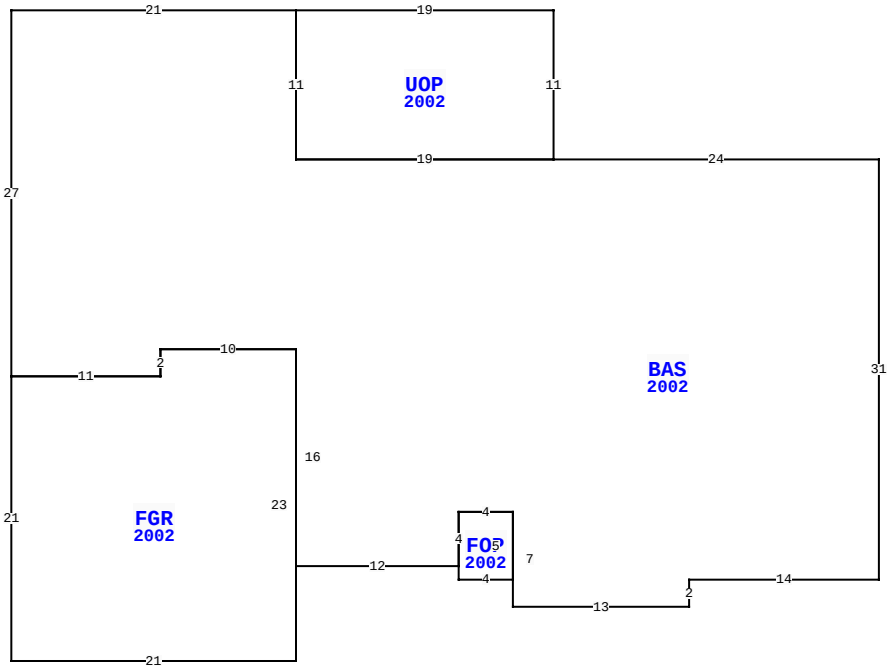
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,874	100	2002	1,874	230,544
FGR	461	55	2002	254	31,248
FOP	20	30	2002	6	738
UOP	209	20	2002	42	5,167
TOTALS	2,564			2,176	267,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,176	106.8200	141.00	306,816	2002	2007	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2005 Heated Area: 1874 HX Base Yr 2005



44383 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		267,697
TOTAL MARKET OB/XF VALUE		34,899
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		362,596
SOH/AGL Deduction		175,165
ASSESSED VALUE		187,431
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,709
TOTAL JUST VALUE		362,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014141	REPAIR/RRF	17,216	10/14/2021
E9861	NEW CONSTR	2,000	07/01/2002
B9852	NEW CONSTR	136,612	06/01/2002
P5734	NEW CONSTR	0	06/01/2002
R4214	REPAIR/RRF	1,400	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2772/929	3/07/2025	WD	Q	I	01	425,000
GRANTOR: BUNCH KATHY M						
GRANTEE: BENTLEY TYLER & BRO						
1789/1213	4/12/2012	QC	U	I	11	100
GRANTOR: SMITH KATHY M						
GRANTEE: BUNCH KATHY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W24 UOP=[YR=2002] N11 W19 S11 E19$ W19 N11 W21 S27 FGR=[YR=2002] S21 E21 N23 W10 S2 W11 $ E11 N2 E10 S16 E12 FOP=[YR=2002] S1 E4 N5 W4 S4$ N4 E4 S7 E13 N2 E14 N31$.

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	2,380.00	SF	4.00	4.00	100	2002	2002	3	80	7,616	
2	0940	SHEDS/PORT	0	100	12	30	360.00	SF	17.70	17.70	100	2005	2005	3	22	1,402	
3	0855	CONC PAVER	0	100	0	0	593.00	SF	10.00	10.00	100	2011	2011	3	91	5,396	
4	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	100	2011	2011	3	60	17,850	
5	0940	SHEDS/PORT	0	100	12	30	360.00	SF	18.30	18.30	100	2010	2010	3	40	2,635	

LAND DESCRIPTION

TOTAL OB/XF 34,899

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	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 01/31/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS