BLOCK 3 LOT 7
IN OR 2083/751
GREEN MEADOWS #1 PB 6/101

CREWS MISTI LYNN
44451 CATIES WAY
CALLAHAN, FL 32011

2025

09-1N-25-0670-0003-0070

BUILDING CHARACTERISTICS

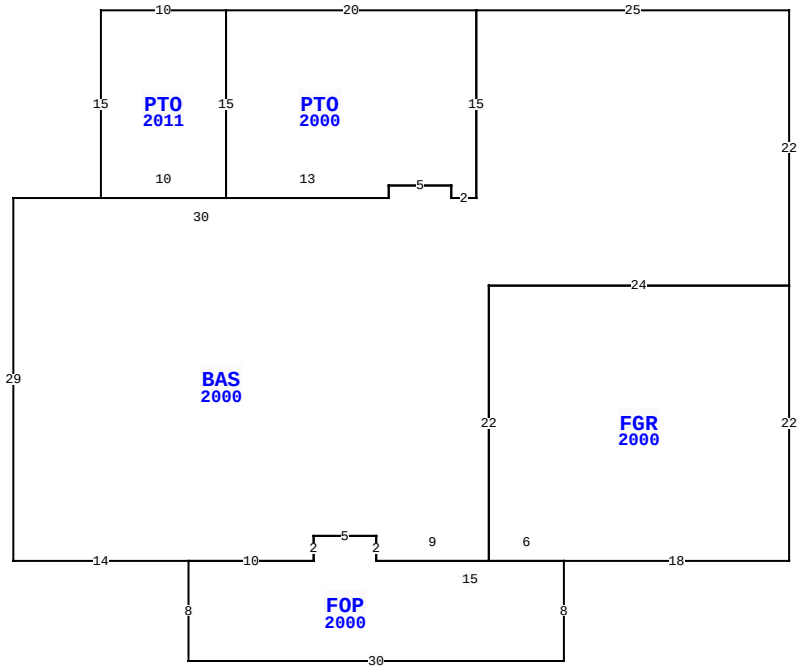
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,640	100	2000	1,640	189,617
FGR	528	55	2000	290	33,530
FOP	250	30	2000	75	8,672
PTO	295	5	2000	15	1,734
PTO	150	5	2011	8	925
TOTALS	2,863			2,028	234,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,028	106.8200	141.00	285,948	2000	2000	0	0	0	18.00	82.00

1 SNGL FAM – 0% - 0 Heated Area: 1640 HX Base Yr



44451 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	234,477
TOTAL MARKET OB/XF VALUE	8,078
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	302,555
SOH/AGL Deduction	21,234
ASSESSED VALUE	281,321
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,321
TOTAL JUST VALUE	302,555
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007268	NEW CONSTR	98,000	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2083/0751	11/09/2016	WD	Q	I	01	184,000
GRANTOR: MCCLAIN DOUGLAS & IVY						
GRANTEE: CREWS MISTI LYNN						
1875/1899	8/01/2013	QC	U	I	11	100
GRANTOR: MCCLAIN HEIDI						
GRANTEE: MCCLAIN DOUGLAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W25 PTO=[YR=2000] W20 PTO=[YR=2011] W10 S15 E10 N15$ S15 E13 N1 E5 S1 E2 N15$ S15 W2 N1 W5 S1 W30 S29 E14 FOP=[YR=2000] S8 E30 N8 FGR=[YR=2000] E18 N22 W24 S22 E6$ W15 N2 W5 S2 W10$ E10 N2 E5 S2 E9 N22 E24 N22$.

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	1,330.00	SF	4.00	4.00	100	2000	2000	3	77	4,096	
2	0812	CONCRETE C	0	0	0	0	1,260.00	SF	4.00	4.00	100	2001	2001	3	79	3,982	

LAND DESCRIPTION

TOTAL OB/XF 8,078

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 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