BLOCK 3 LOT 8
GREEN MEADOWS #1 PB 6/101

JONES LESLIE C & BLANCA A
44479 CATIES WAY
CALLAHAN, FL 32011

2025

09-1N-25-0670-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

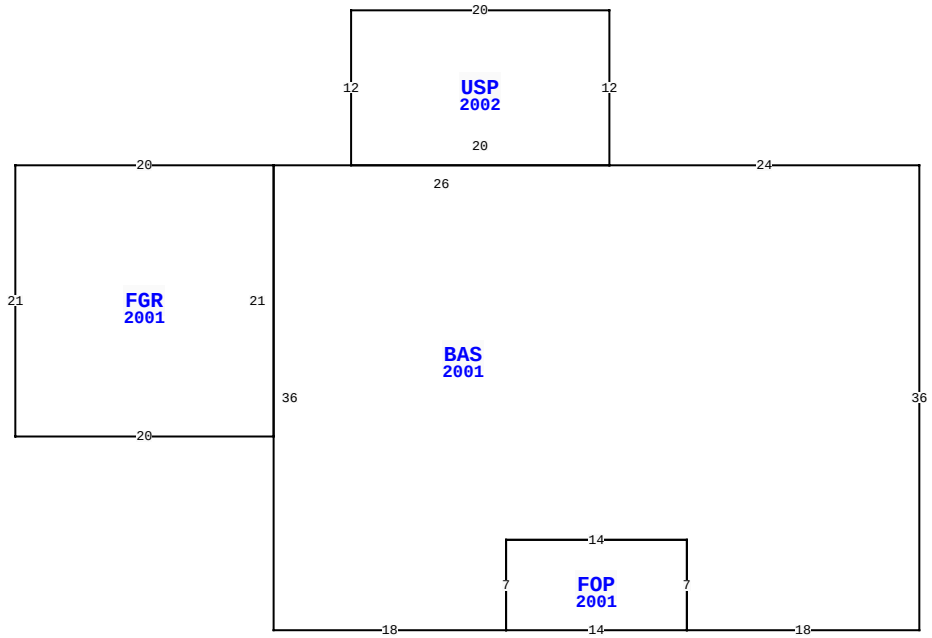
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,702	100	2001	1,702	215,210
FGR	420	55	2001	231	29,209
FOP	98	30	2001	29	3,667
USP	240	30	2002	72	9,104
TOTALS	2,460			2,034	257,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,034	110.7400	146.18	297,330	2001	2006	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2024 Heated Area: 1702 HX Base Yr



44479 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		257,190
TOTAL MARKET OB/XF VALUE		17,817
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		335,007
SOH/AGL Deduction		1,606
ASSESSED VALUE		333,401
TOTAL EXEMPTION VALUE	13	333,401
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		335,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004120	REPAIR/RRF	10,000	05/01/2019
M014865	H/AC	0	02/01/2001
B0107883	NEW CONSTR	95,000	01/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2582/0082	7/29/2022	WD	Q	I	01	415,000
GRANTOR: BROWN JOSHUA W & NICO						
GRANTEE: JONES LESLIE CURTIS						
1926/1734	7/09/2014	WD	U	I	12	154,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: BROWN JOSHUA W & NI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W24 USP=[YR=2002] N12 W20 S12 E20 $ W26
FGR=[YR=2001] W20 S21 E20 N21 $ S36 E18 FOP=[YR=2001] E14
N7 W14 S7 $ N7 E14 S7 E18 N36 $.

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	2,212.00	SF	4.00	4.00	100	2001	2001	3	79	6,990	
2	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	2005	2005	3	22	1,320	
3	0351	CARPORT MT	0	100	30	25	750.00	SF	10.00	10.00	100	2020	2020	3	86	6,450	
4	0810	CONCRETE A	0	100	0	0	475.00	SF	6.50	6.50	100	2024	2022		99	3,057	

LAND DESCRIPTION

TOTAL OB/XF 17,817

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 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