BLOCK 4 LOT 1
GREEN MEADOWS #1 PB 6/101

LETTOW BRIAN & JILL
44127 CATIES WAY
CALLAHAN, FL 32011

2025

09-1N-25-0670-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

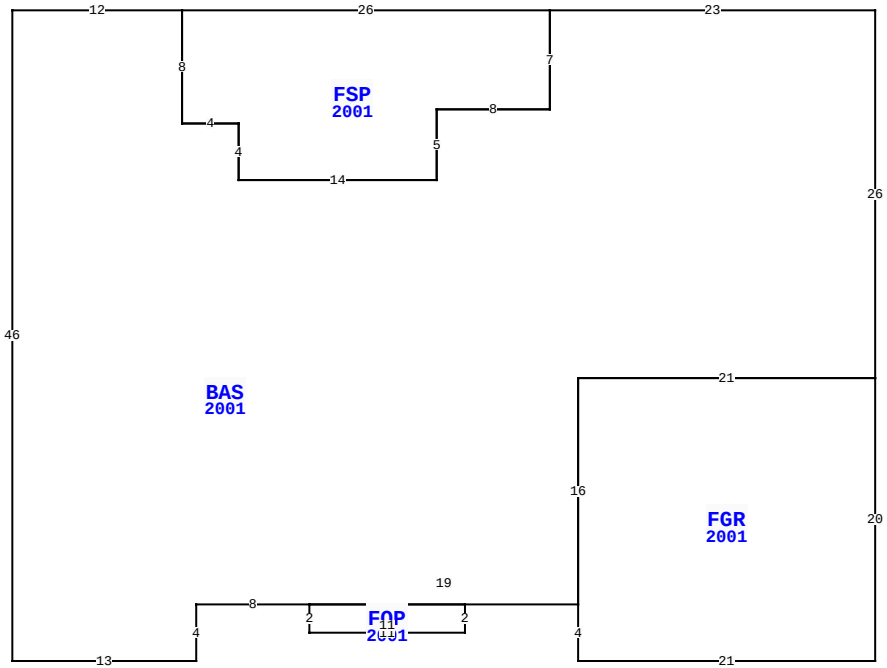
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,022	100	2001	2,022	231,605
FGR	420	55	2001	231	26,459
FOP	22	30	2001	7	802
FSP	256	40	2001	102	11,683
TOTALS	2,720			2,362	270,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,362	104.8600	138.42	326,948	2001	2001	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2022 Heated Area: 2022 HX Base Yr 2022



44127 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		270,549
TOTAL MARKET OB/XF VALUE		29,338
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		359,887
SOH/AGL Deduction		93,543
ASSESSED VALUE		266,344
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		215,622
TOTAL JUST VALUE		359,887
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2305422	ROOF	21,000	04/26/2023
1702606	XFOB	37,875	06/01/2017
B018329	NEW CONSTR	94,087	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2446/1440	3/22/2021	WD	Q	I	01	310,000
GRANTOR: PITTMAN CHRISTOPHER J						
GRANTEE: LETTOW BRIAN & JILL						
1873/1501	8/16/2013	WD	Q	I	02	175,000
GRANTOR: RIDDLE RYAN & MICHELE						
GRANTEE: PITTMAN CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W23 FSP=[YR=2001] W26 S8 E4 S4 E14 N5 E8 N7 $ S7 W8 S5 W14 N4 W4 N8 W12 S46 E13 N4 E8 FOP=[YR=2001] S2 E11 N2 W11 $ E19 FGR=[YR=2001] S4 E21 N20 W21 S16 $ N16 E21 N26 $.

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	1,748.00	SF	4.00	4.00	100	2001	2001	3	79	5,524	
2	0510	GARAGE WD-	0	100	24	35	840.00	SF	35.00	35.00	100	2017	2017	3	81	23,814	

LAND DESCRIPTION

TOTAL OB/XF 29,338

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 05/10/2024 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS