BLOCK 4 LOT 3
IN OR 1315/1970
GREEN MEADOWS #1 PB 6/101

WARREN WILLIAM H JR & MARLYN
44183 CATIES WAY
CALLAHAN, FL 32011

2025

09-1N-25-0670-0004-0030

BUILDING CHARACTERISTICS

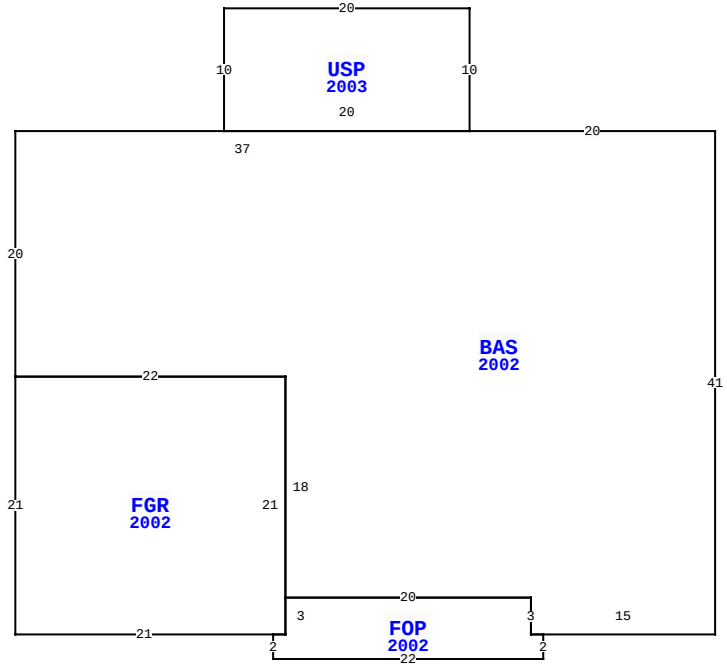
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,815	100	2002	1,815	211,734
FGR	462	55	2002	254	29,631
FOP	104	30	2002	31	3,616
USP	200	30	2003	60	7,000
TOTALS	2,581			2,160	251,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,160	105.8400	139.71	301,774	2002	2002	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2006 Heated Area: 1815 HX Base Yr 2006



44183 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		251,981
TOTAL MARKET OB/XF VALUE		10,626
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		322,607
SOH/AGL Deduction		163,035
ASSESSED VALUE		159,572
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,850
TOTAL JUST VALUE		322,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P5841	NEW CONSTR	0	07/01/2002
E9862	NEW CONSTR	2,000	07/01/2002
B9873	NEW CONSTR	134,182	06/01/2002
R4228	REPAIR/RRF	1,400	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1315/1970	5/09/2005	WD	Q	I		195,000
GRANTOR: KIDD JOHN W & NORMA J						
GRANTEE: WARREN WILLIAM H JR						
1094/0918	11/14/2002	WD	Q	I		140,500
GRANTOR: GREENE KENNETH L & DA						
GRANTEE: KIDD JOHN W & NORMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W20 USP=[YR=2003] N10 W20 S10 E20$ W37 S20
FGR=[YR=2002] S21 E21 FOP=[YR=2002] S2 E22 N2 W1 N3 W20 S3
W1$ E1 N21 W22$ E22 S18 E20 S3 E15 N41$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	1,908.00	SF	4.00	4.00	100	2002	2002	3	80	6,106	
3	0940	SHEDS/PORT	0	100	14	10	140.00	SF	18.30	18.30	100	2006	2006	3	24	615	
4	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2008	2008	3	31	930	

LAND DESCRIPTION

TOTAL OB/XF 10,626

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 07/26/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS