BLOCK 2 LOT 4
IN OR 2050/992
GREEN MEADOWS #1 PB 6/101

WALDEN RICHARD O JR
44282 CATIES WAY
CALLAHAN, FL 32011

2026

09-1N-25-0670-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

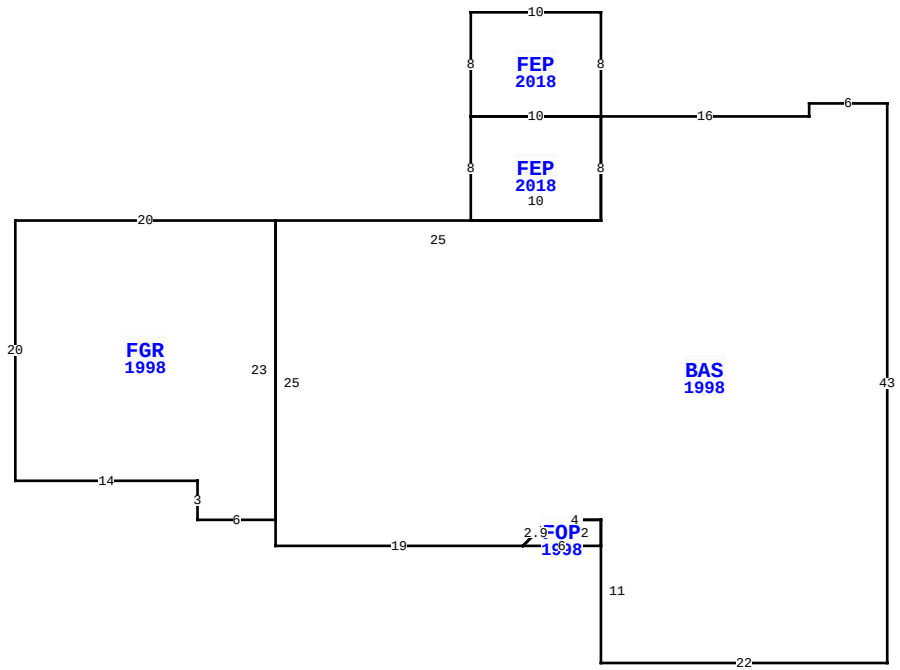
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,545	100	1998	1,545	195,360
FEP	80	80	2018	64	8,093
FEP	80	80	2018	64	8,093
FGR	418	55	1998	230	29,083
FOP	10	30	1998	3	379
TOTALS	2,133			1,906	241,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,906	104.8600	145.76	277,819	1998	1998	0	0	0	13.25	86.75

1 SNGL FAM 100% - 2025 Heated Area: 1545 HX Base Yr 2025



44282 CATIES WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		260,444
TOTAL MARKET OB/XF VALUE		5,189
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		326,633
SOH/AGL Deduction		0
ASSESSED VALUE		326,633
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		275,222
TOTAL JUST VALUE		326,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006370	GARAGE	38,152	05/18/2021
17003845	REPAIR/RRF	8,335	06/01/2017
B9993	XFOB	3,960	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2050/0992	5/20/2016	WD	Q	I	01	180,000
GRANTOR: BEDNARZ MARK E & LENO						
GRANTEE: WALDEN RICHARD O JR						
1908/1032	3/21/2014	WD	Q	I	02	145,000
GRANTOR: MILLER ROBYNELL E						
GRANTEE: BEDNARZ MARK E & LE						

BUILDING NOTES

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	
4	1242	WD DECK A	0	100	0	0	404.00	SF	10.00	10.00	100	2015	2015	3	60	2,424	

BUILDING DIMENSIONS

BAS=[YR=1998] W6 S1 W16 FEP=[YR=2018] N8 W10 S8 FEP=[YR=2018] S8 E10 N8 W10$ E10$S8 W25 FGR=[YR=1998] W20S20 E14 S3 E6 N23 $ S25 E19 FOP=[YR=1998] E6 N2 W4 D2 L2 $ U2 R2 E4 S11 E22 N43 $.

LAND DESCRIPTION

TOTAL OB/XF 5,189

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	61,000.00	61,000.00	61,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

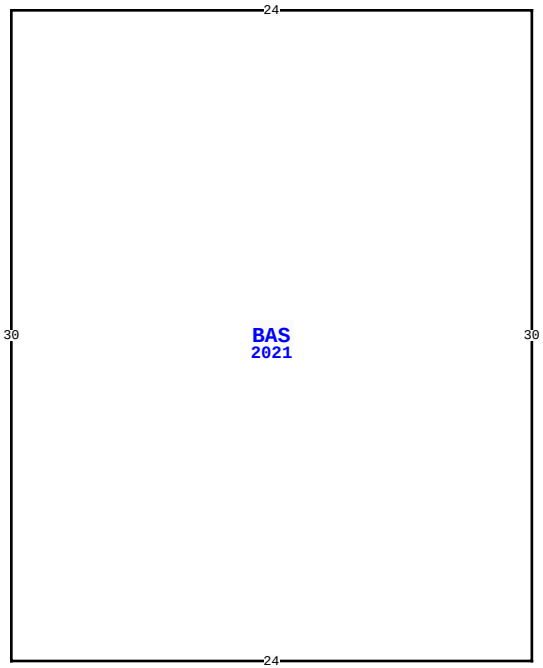
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2021	720	19,436
TOTALS	720			720	19,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	72.1050	28.12	20,246	2021	2021	0	0	0	4.00	96.00

2 GARAGE RES 100% - 2025 Heated Area: 720 HX Base Yr 2025



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NASSAU COUNTY PROPERTY

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GRANTOR: BEDNARZ MARK E & LENO						
GRANTEE: WALDEN RICHARD O JR						
1908/1032	3/21/2014	WD	Q	I	02	145,000
GRANTOR: MILLER ROBYNELL E						
GRANTEE: BEDNARZ MARK E & LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 S30 E24 N30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS