

ANGSTMAN JANET R & SCOTT A
44163 CATIES WAY
CALLAHAN, FL 32011

09-1N-25-0670-0004-0020

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

20FACE BRICK 90

Exterior Wall

05AVERAGE 10

Roof Structur

03GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floo

14CARPET 80

Interior Floo

08SHT VINYL 20

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

4100

Bathrooms

2100

Frame Stories

02WOOD FRAME 100

Units

1.100

Occupancy

00NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA08

NEIGHBORHOOD/LOC

8017.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,032

100

2002

2,032

241,145

FGR

420

55

2002

231

27,414

FOP

156

30

2002

47

5,578

FSP

198

40

2002

79

9,375

USP

224

30

2002

67

7,951

TOTALS

3,030

2,456

291,462

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0900012,456102.4320142.38349,685200220020016.6583.35

1 SNGL FAM100% - 2026Heated Area: 2032HX Base Yr 2026

Diagram showing building footprint and lot area with dimensions.

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE291,462

TOTAL MARKET OB/XF VALUE10,800

TOTAL LAND VALUE - MARKET61,000

TOTAL MARKET VALUE363,262

SOH/AGL Deduction0

ASSESSED VALUE363,262

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE311,851

TOTAL JUST VALUE363,262

NCON VALUE10,800

INCOME VALUE

PREVIOUS YEAR MKT VALUE345,176

PERMIT NUMDESCRIPTIONAMTISSUED

B250005475NEW RES AC23,83205/20/2025

E9409NEW CONSTR2,00004/01/2002

M5855H/AC004/01/2002

P5417NEW CONSTR003/01/2002

B9336NEW CONSTR145,61202/01/2002

R3895REPAIR/RRF2,10002/01/2002

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCDPRICE

2722/19986/28/2024WDQI01400,000

GRANTOR: EGGERS JEAN M

GRANTEE: ANGSTMAN JANET R &

1083/04459/27/2002WDQI154,500

GRANTOR: GREENE KENNETH L & DA

GRANTEE: EGGERS HARRISON & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W16 USP=[YR=2002] N8 W28 S8 FSP=[YR=2002] S8
E14 N1 E2 N1 E12 N6 W28 \$E28\$ S6 W12 S1 W2 S1 W14 N8 W17 S46
E14 FOP=[YR=2002] E26 FGR=[YR=2002] E21 N20 W21 S20 \$ N6
W26 S6 \$ N6 E26 N14 E21 N26 \$.

EXTRA FEATURES

44163 CATIES WAY, CALLAHAN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/04/2026MLU

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

20940SHEDS/PORTE01003012360.00SF30.0030.00100202620250310010,800

LAND DESCRIPTIONTOTAL OB/XF10,800

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006PUD0.000.001.00LT1.001.001.0061,000.0061,000.0061,000

REVIEW DATE06/25/2025BY TWXTotal Acres: 0.00Total Land Value: 61,000Market: 0Agricultural: 0Common: 61,000PRINTED 07/09/2026 BY SYS