IN OR 2654/1758

SMITH DAVID ADAM & KRYSTAL LEA
44110 CATIES WAY
CALLAHAN, FL 32011

2026

16-1N-25-0000-0001-0230

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
BUD8 Adjustme	06	DIST 1D 100
Quality	05	Quality Level 05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 08

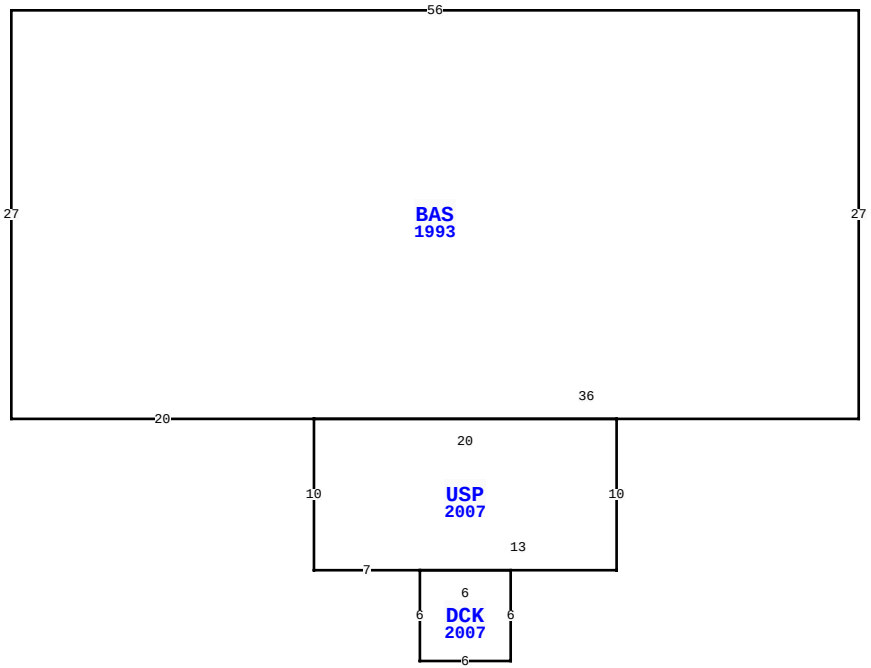
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1993	1,512	159,930
DCK	36	15	2007	5	529
USP	200	50	2007	100	10,577
TOTALS	1,748			1,617	171,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,617	146.4000	124.44	201,219	1988	2018	0	0	0	15.00	85.00

1 M/H 93- 100% - 2024 Heated Area: 1512 HX Base Yr 2024



44110 CATIES WAY, CALLAHAN

BLD DATE	07/17/2008	JW	LGL DATE	
XF DATE	07/17/2008	JW	LAND DATE	05/07/2026 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		171,036
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		53,500
TOTAL MARKET VALUE		226,636
SOH/AGL Deduction		21,832
ASSESSED VALUE		204,804
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		153,393
TOTAL JUST VALUE		226,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7921	MH MOVE-ON	32,000	08/31/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2654/1758	7/17/2023	WD	Q	I	01	249,000
GRANTOR: WARREN WILLIAM						
GRANTEE: SMITH DAVID ADAM &						
2480/0219	6/09/2021	WD	Q	I	01	85,000
GRANTOR: NAGY JAY J						
GRANTEE: WARREN WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S27 E20 USP=[YR=2007] S10 E7 DCK=[YR=2007] S6 E6 N6 W6$ E13 N10 W20$ E36 N27$.

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	1988	1988	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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		OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	50,000.00	50,000.00	53,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.07 Total Land Value: 53,500 Market: 0 Agricultural: 0 Common: 53,500 PRINTED 07/09/2026 BY SYS