IN OR 1829/774
R673693 & R673694

KELLY COLTON
44066 CATIES WAY
CALLAHAN, FL 32011

2026

16-1N-25-0000-0001-0240

BUILDING CHARACTERISTICS

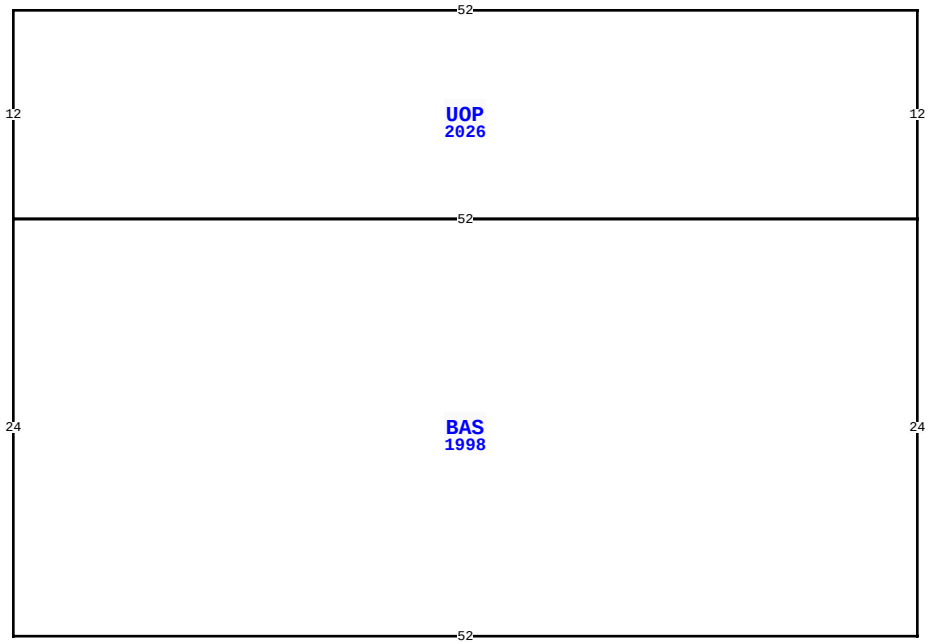
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
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	1,248	100	1998	1,248	55,477
UOP	624	25	2026	156	6,935
TOTALS	1,872			1,404	62,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	117.6000	105.84	148,599	1998	2000	0	0	0	58.00	42.00

1 M/H 94+ 100% - 2013 Heated Area: 1248 HX Base Yr 2013



44066 CATIES WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		62,412
TOTAL MARKET OB/XF VALUE		34,063
TOTAL LAND VALUE - MARKET		52,000
TOTAL MARKET VALUE		148,475
SOH/AGL Deduction		66,193
ASSESSED VALUE		82,282
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		30,871
TOTAL JUST VALUE		148,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530034	GARAGE	36,036	02/01/2015
3868	H/AC	1,300	07/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1829/0774	12/06/2012	WD	U	I	38	36,000
GRANTOR: FANNIE MAE						
GRANTEE: KELLY COLTON						
1815/0715	9/24/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,0] W52 S24 E52 N24 $
UOP=[YR=2026;ORIG=-52,-12] E52 S12 W52 N12 $
.

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	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	100	1998	1998	3	20	400	
2	0510	GARAGE WD-	0	100	24	35	840.00	SF	35.00	35.00	100	2015	2015	3	71	20,874	
3	0510	GARAGE WD-	0	100	12	35	420.00	SF	35.00	35.00	100	2020	2020	3	87	12,789	

LAND DESCRIPTION

TOTAL OB/XF 34,063

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	1.04	AC		1.00	1.00	1.00	50,000.00	50,000.00	52,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.04 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 07/09/2026 BY SYS