

PT OF LOTS 4 & 5
IN OR 2265/1165
PICKETT ESTATE PBK 2/27

FORTENBERRY HALEY B/KIMES AUSTIN DEAN
44100 CATTLEBEND LN
CALLAHAN, FL 32011

2026

32-2N-25-4020-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	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	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,846	100	2019	1,846	265,388
FOP	195	30	2019	58	8,338
FOP	472	30	2019	142	20,415
FUS	464	100	2019	464	66,707
STP	12	10	2019	1	143
STP	16	10	2019	2	288
STR	24	10	2019	2	288
TOTALS	3,029			2,515	361,566

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
2	0680	POLE SHED

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,515	106.0800	147.45	370,837	2019	2019	0	0	2.50	97.50
1 SNGL FAM 100% - 2020 Heated Area: 2310 HX Base Yr 2020											
44100 CATTLE BEND DR, CALLAHAN											

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
			05/07/2026 MLU		
L	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
2	0680	POLE SHED	0	100	50

TOTAL OB/XF											
13,500											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0005	OR	0.00	0.00	8.36	AC	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		361,566	
TOTAL MARKET OB/XF VALUE		13,500	
TOTAL LAND VALUE - MARKET		167,200	
TOTAL MARKET VALUE		542,266	
SOH/AGL Deduction		198,547	
ASSESSED VALUE		343,719	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		292,308	
TOTAL JUST VALUE		542,266	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		527,398	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004076	C0 ISSUED	0	10/29/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2265/1165	3/28/2019	WD	U	V	11
GRANTOR: KIMES AUSTIN DEAN					
GRANTEE: FORTENBERRY HALEY &					
2253/0537	2/05/2019	QC	U	V	11
GRANTOR: KIMES DONDI CLINTON					
GRANTEE: KIMES AUSTIN DEAN					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2019] W21 FOP=[YR=2019] N5 W1 STP=[YR=2019] N3 W4 S3 E4\$ W17 S5 E3 S7 E15 N7\$ S7 W15 N7 W23 S28 E1 FOP=[YR=2019] S18 E48 N18 W7 S12 W13 N2 W8 S2 W13 N12 W7\$ E7 S13 E13 N2 E8 S2 E13 N12 E8 N16 E9 N3 STP=[YR=2019] E4 N4 W4 S4\$ N10\$ PTR=E30 FUS=[YR=2019] E8 N4 STR=[YR=2019] N6 E4 S6 W4\$ E21 S4 E4 S12 W12 N2 W8 S2 W13 N12\$ W30\$.											