PT OF SW1/4 OF SEC 34-2N-25E
IN OR 2422/480

HIPSHER ASHLEY E & RICHARD II
44151 CATFISH CREEK LN
CALLAHAN, FL 32011

2026

34-3N-25-0000-0005-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

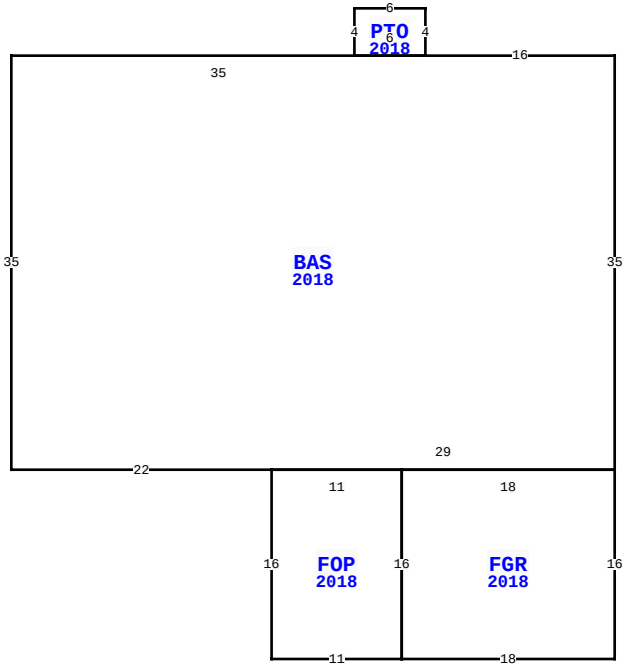
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,785	100	2018	1,785	274,782
FGR	288	55	2018	158	24,323
FOP	176	30	2018	53	8,159
PTO	24	5	2018	1	154
TOTALS	2,273			1,997	307,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,997	114.1700	158.70	316,924	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2021 Heated Area: 1785 HX Base Yr 2021



44151 CATFISH CREEK LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		307,416
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		447,416
SOH/AGL Deduction		162,771
ASSESSED VALUE		284,645
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		233,234
TOTAL JUST VALUE		447,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000402	CO ISSUED	0	02/07/2018
B1700402	NEW CONSTR	218,012	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2422/0480	12/31/2020	WD	Q	I	01	335,000
GRANTOR: ANDERSON DONALD LYNDO						
GRANTEE: HIPSHER ASHLEY E &						
1986/0668	6/18/2015	WD	Q	V	01	36,000
GRANTOR: RED DIRT RIDGE LLC						
GRANTEE: ANDERSON DONALD LYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 PTO=[YR=2018] N4 W6 S4 E6$ W35 S35 E22 FOP=[YR=2018] S16 E11 FGR=[YR=2018] E18 N16 W18 S16$ N16 W11 $ E29 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0007	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	140,000							

REVIEW DATE 04/07/2026 BY TWA Total Acres: 4.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/09/2026 BY SYS