



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8017.00	

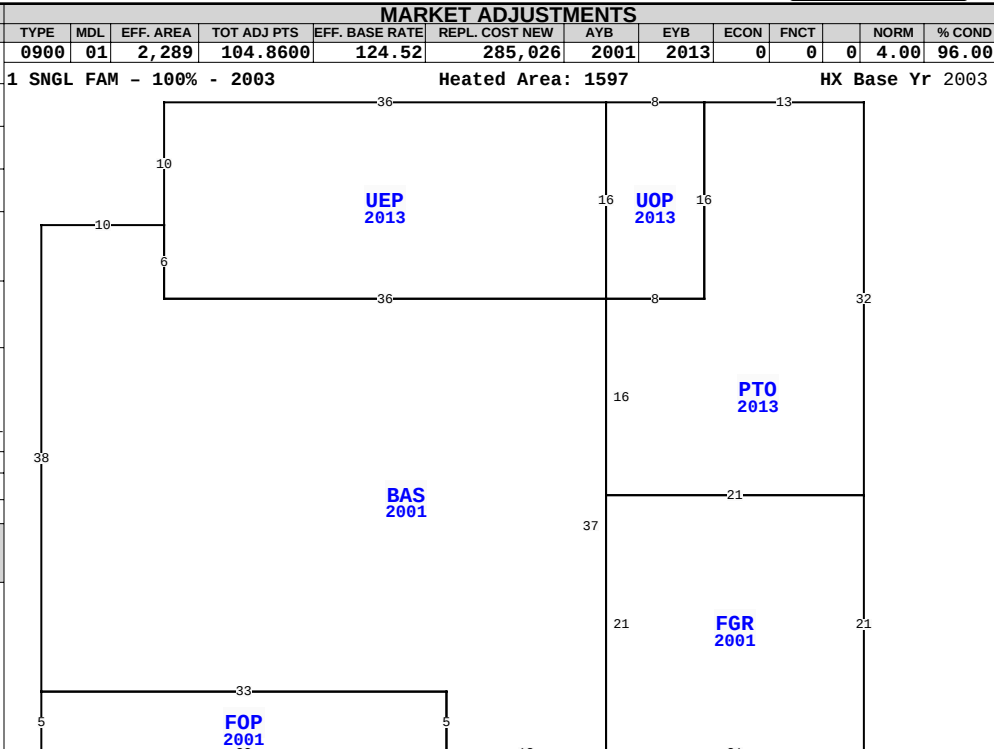
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,597	100	1,597	190,904
FGR	441	55	243	29,048
FOP	165	30	50	5,977
PTO	544	5	27	3,228
UEP	576	60	346	41,361
UOP	128	20	26	3,108

TOTALS	3,451		2,289	273,625
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,513.00	SF	4.00	4.00	
4	0476	VF 6 SBPL	0	100	0	0	70.00	LF	32.00	32.00	
5	0861	POOL GUNIT	0	100	0	0	366.00	SF	85.00	85.00	
6	0845	KOOL DECK	0	100	0	0	534.00	SF	7.25	7.25	
7	0812	CONCRETE C	0	100	0	0	3,254.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	

REVIEW DATE	11/02/2021	BY	KB
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44302 CATIES WAY, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF											
50,792											

Total Acres: 0.00	Total Land Value: 60,000	Market: 0	Agricultural: 0	Common: 60,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		299,138	
TOTAL MARKET OB/XF VALUE		50,792	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		409,930	
SOH/AGL Deduction		208,474	
ASSESSED VALUE		201,456	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		151,456	
TOTAL JUST VALUE		409,930	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		315,788	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004827	GARAGE	50,741	04/19/2021
B1429030	SWIM POOL	25,830	07/01/2014
M015106	H/AC	0	06/01/2001
B018254	NEW CONSTR	80,805	05/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2640/898	5/08/2023	WD	Q	I	01	502,500	
GRANTOR: POWELL ERIC & BOBBIE							
GRANTEE: SCHMIDT ERIC T							
1037/0361	2/13/2002	WD	Q	I		120,000	
GRANTOR: GREENE KENNETH L & DA							
GRANTEE: POWELL ERIC & BOBBI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2013] W13 UOP=[YR=2013] W8 UEP=[YR=2013] W36 S10 BAS=[YR=2001] W10 S38 FOP=[YR=2001] S5 E33 N5 W33\$ E33 S5 E13 FGR=[YR=2001] E21 N21 W21 S21 \$ N37 W36 N6\$ S6 E36 N16\$ S16 E8 N16\$ S16 W8 S16 E21 N32\$.											

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