



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

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	2,253	100	2,253	290,279
FGR	483	55	266	34,272
FOP	44	30	13	1,675
FOP	312	30	94	12,111

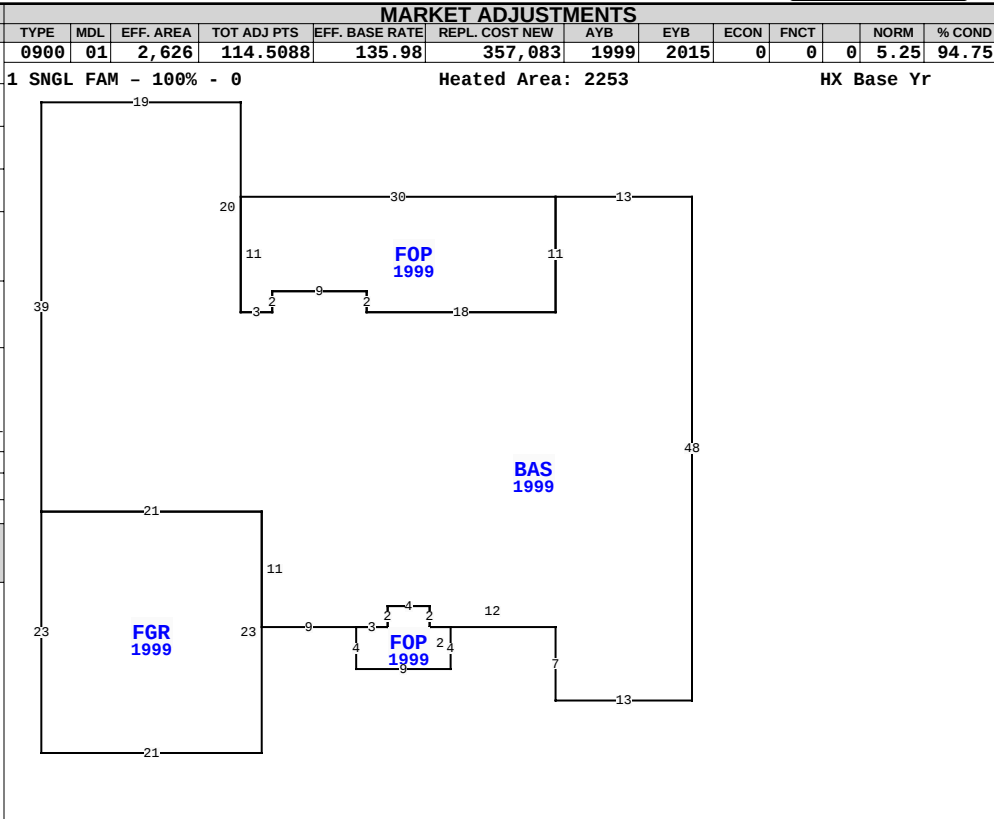
TOTALS 3,092 2,626 338,336

EXTRA FEATURES

L N	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	1999	1999	3	84	2,940
2	0812	CONCRETE C	0	100	0	0		1,769.00	SF 4.00	4.00	100	1999	1999	3	79	5,590
3	0810	CONCRETE A	0	100	0	0		836.00	SF 6.50	6.50	100	2019	2019	3	99	5,380

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							



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

TOTAL OB/XF 13,910															
44287 CATIES WAY, CALLAHAN															

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE		362,971
TOTAL MARKET OB/XF VALUE		13,910
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		436,881
SOH/AGL Deduction		164,719
ASSESSED VALUE		272,162
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		222,162
TOTAL JUST VALUE		436,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2307218	POOL	75,180	06/05/2023
22005123	REPAIR/RRF	18,000	04/04/2022
19004794	GARAGE	57,014	06/01/2019
B995893	NEW CONSTR	120,000	01/03/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2628/0835	3/24/2023	WD	Q	I	01
GRANTOR: ADAMS JAMES THOMAS II					SALE PRICE
GRANTEE: WASHINGTON COLE & B					530,000
2249/0326	1/14/2019	WD	Q	I	01
GRANTOR: CHANCEY JAMES J & SON					297,000
GRANTEE: ADAMS JAMES THOMAS					

BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=1999] W13 FOP=[YR=1999] W30 S11 E3 N2 E9 S2 E18 N11\$ S11 W18 N2 W9 S2 W3 N20 W19 S39 FGR=[YR=1999] S23 E21 N23 W21\$E21 S11 E9 FOP=[YR=1999] S4 E9 N4 W2 N2 W4 S2 W3\$ E3 N2 E4 S2 E12 S7 E13 N48 \$.					

[illegible]