

[illegible]



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																							
Exterior Wall	25	MOD METAL 100	6500	01	576	70.8400	24.79	14,279	2021	2021	0	0	0	1.00	99.00	STANDARD																																							
Roof Structur	03	GABLE/HIP 100	2 GARAGE RES - 100% - 2015														Heated Area: 576														HX Base Yr 2015																								
Roof Cover	03	COMP SHNGL 100	24 24 24 24 BAS 2021																																																				
Interior Wall	01	MINIMUM 100																																																					
Interior Floo	03	CONC FINSH 100																																																					
Air Condition	01	NONE 100																																																					
Heating Type	01	NONE 100																																																					
Bedrooms		0 100																																																					
Bathrooms		0 100																																																					
Frame	05	STEEL 100																																																					
Stories	1.	1. 100																																																					
Units		0 100																																																					
Occupancy	00	NONE 100																																																					
Quality			06	Quality Level 06																																																			
DOR CODE			0100 SINGLE FAMILY																																																				
MAP NUM																		MKT AREA										05																											
NEIGHBORHOOD/LOC			5001.00																																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																			
BAS	576	100	576	14,136																																																			
TOTALS			576		576	14,136																																																	
EXTRA FEATURES			44401 CATFISH CREEK LN, CALLAHAN																																																				
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																																							
																												BLD DATE						LGL DATE			05/19/2023			MLU															
																												XF DATE						LAND DATE																					
																												INC DATE						AG DATE																					
																												BUILDING NOTES																											
																												BUILDING DIMENSIONS																											
																												BAS=[YR=2021] W24 S24 E24 N24\$.																											
LAND DESCRIPTION			TOTAL OB/XF																									0																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																															
REVIEW DATE			11/08/2021			BY			KB			Total Acres: 6.00			Total Land Value: 96,000			Market: 0			Agricultural: 0			Common: 96,000			PRINTED 08/02/2023 BY SYS																												