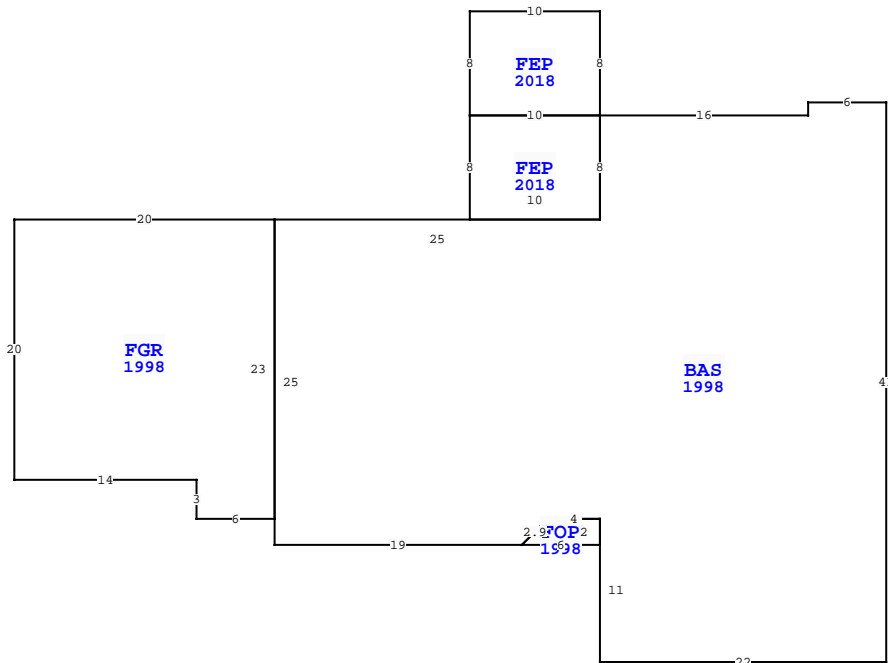


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,906	104.8600	131.08	249,838	1998	2003	0	0	0	9.75	90.25	
1 SNGL FAM - 0% - 0 Heated Area: 1545 HX Base Yr													



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	1,545	100	1,545	182,773
FEP	80	80	64	7,571
FGR	80	80	64	7,571
FOP	418	55	230	27,209
FOP	10	30	3	355
TOTALS	2,133		1,906	225,479

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	0812	CONCRETE C	0	0	0	0	2,009.00	SF	4.00	4.00	100	1998	1998	3	75	6,027	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
3	0855	CONC PAVER	0	0	0	0	382.00	SF	3.00	3.00	100	2011	2011	3	92	1,054	
4	1242	WD DECK A	0	0	0	0	404.00	SF	10.00	10.00	100	2015	2015	3	70	2,828	
5	0810	CONCRETE A	0	0	0	0	120.00	SF	6.50	6.50	100	2021	2021	3	99	772	

44282 CATIES WAY, CALLAHAN														BLD DATE	LGL DATE
														XF DATE	LAND DATE
														INC DATE	AG DATE
														TOTAL OB/XF 13,516	

LAND DESCRIPTION														TOTAL OB/XF										
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 6				Tax Dist:	
BUILDING MARKET VALUE				243,289	
TOTAL MARKET OB/XF VALUE				13,516	
TOTAL LAND VALUE - MARKET				60,000	
TOTAL MARKET VALUE				316,805	
SOH/AGL Deduction				63,562	
ASSESSED VALUE				253,243	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				253,243	
TOTAL JUST VALUE				316,805	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				307,302	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006370	GARAGE	38,152	05/18/2021
17003845	REPAIR/RRF	8,335	06/01/2017
B9993	XFOB	3,960	07/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2050/0992	5/20/2016	WD Q	Q	I	01	180,000
GRANTOR: BEDNARZ MARK E & LENO						
GRANTEE: WALDEN RICHARD O JR						
1908/1032	3/21/2014	WD Q	Q	I	02	145,000
GRANTOR: MILLER ROBYNELL E						
GRANTEE: BEDNARZ MARK E & LE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1998] W6 S1 W16 FEP=[YR=2018] N8 W10 S8 FEP=[YR=2018] S8 E10 N8 W10\$ E10\$S8 W25 FGR=[YR=1998] W20S20 E14 S3 E6 N23 \$ S25 E19 FOP=[YR=1998] E6 N2 W4 D2 L2 \$ U2 R2 E4 S11 E22 N43 \$.

