



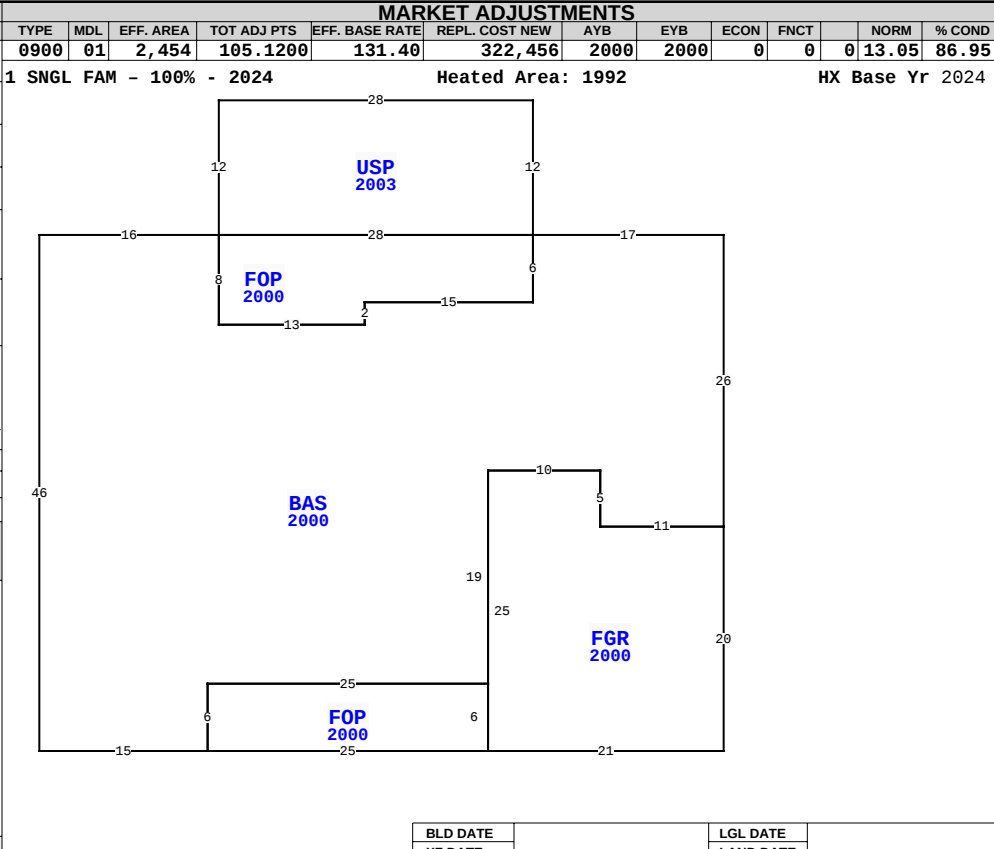
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	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	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	1,992	100	1,992	227,591
FGR	470	55	258	29,477
FOP	150	30	45	5,141
FOP	194	30	58	6,626
USP	336	30	101	11,539
TOTALS	3,142		2,454	280,375

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0810	CONCRETE A	0	100	0	0			
2	0812	CONCRETE C	0	100	0	0			
3	0810	CONCRETE A	0	100	0	0			
4	0510	GARAGE WD-	0	100	30	24			
5	0810	CONCRETE A	0	100	0	0			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	000



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
44500 CATIES WAY, CALLAHAN			

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		280,375	
TOTAL MARKET OB/XF VALUE		21,712	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		362,087	
SOH/AGL Deduction		0	
ASSESSED VALUE		362,087	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		312,087	
TOTAL JUST VALUE		362,087	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		351,029	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2306319	ROOF	18,500	05/16/2023
B13207	GARAGE	23,760	07/01/2004
R6419	REPAIR/RRF	2,000	07/01/2004
B11489	XFOB	3,360	05/01/2003
B996730	NEW CONSTR	95,454	03/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2473/1195	6/24/2021	WD	Q	I	01	305,000
GRANTOR: HENDRICKS DANIEL						
GRANTEE: REUTZEL CHARLES R &						
0972/0892	2/27/2001	WD	Q	I		145,000
GRANTOR: GREENE KENNETH L & DA						
GRANTEE: HENDRICKS DANIEL						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2000] W17 USP=[YR=2003] N12 W28 S12 FOP=[YR=2000] S8 E13 N2 E15 N6 W28\$ E28\$ S6 W15 S2 W13 N8 W16 S46 E15 FOP=[YR=2000] E25 FGR=[YR=2000] E21 N20 W11 N5 W10 S25\$ N6 W25 S6\$ N6 E25 N19 E10 S5 E11 N26\$.												