



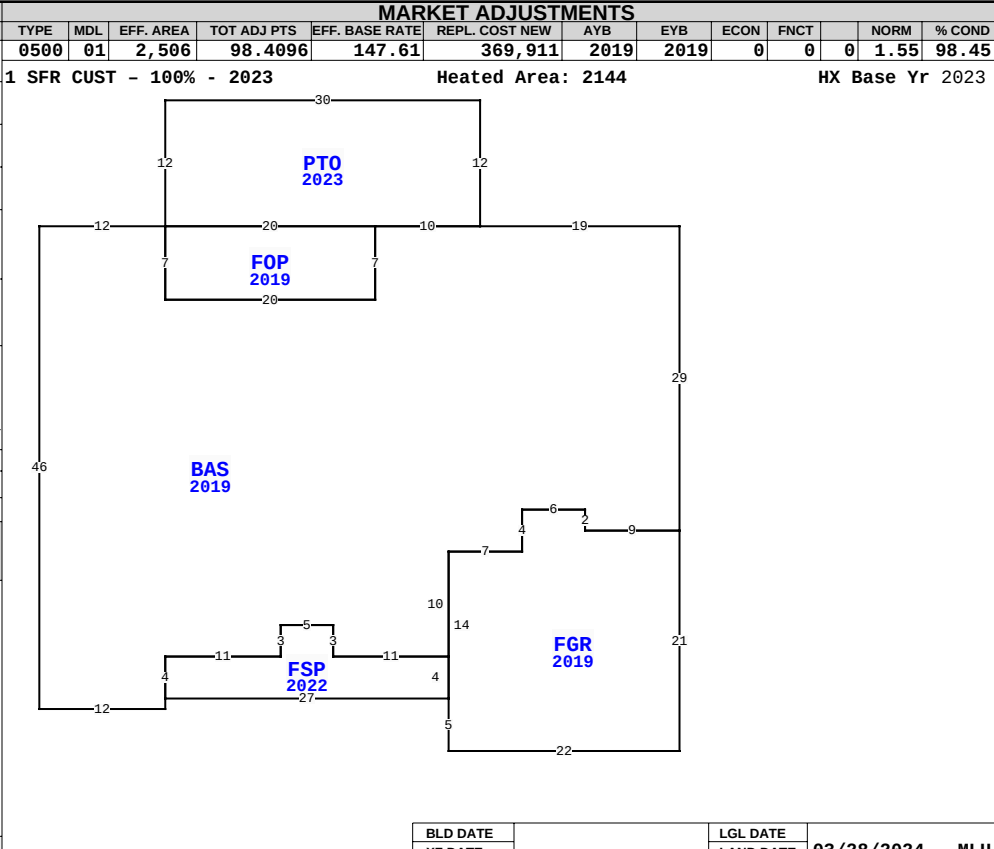
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,144	100	2,144	311,571
FGR	460	55	253	36,766
FOP	140	30	42	6,104
FSP	123	40	49	7,121
PTO	360	5	18	2,616
TOTALS	3,227		2,506	364,177

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	0810	CONCRETE A	0	100	22	16	352.00	SF	6.50	6.50	
3	0680	POLE SHED	1	100	60	40	2,400.00	SF	10.00	10.00	
4	0811	CONCRETE B	1	100	0	0	802.00	SF	5.20	5.20	
5	0911	SCRN RM A	1	100	30	12	360.00	SF	17.50	17.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000115	C	SFR ACRES	100		PUD	0.00	0.00	5.67	AC	
2	009605	C	WETLANDS	100		PUD	0.00	0.00	3.70	AC	



34390 MITIGATION TR, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	03/28/2024
	INC DATE		AG DATE	MLU

TOTAL OB/XF											
39,508											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						364,177					
TOTAL MARKET OB/XF VALUE						39,508					
TOTAL LAND VALUE - MARKET						135,600					
TOTAL MARKET VALUE						539,285					
SOH/AGL Deduction						108,440					
ASSESSED VALUE						430,845					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						380,845					
TOTAL JUST VALUE						539,285					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						484,717					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002379	CO ISSUED	0	03/11/2019
18008479	NEW CONSTR	279,295	08/20/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2605/0397	11/30/2022	WD	Q	I	01	625,000	
GRANTOR: CATRETT CHRISTOPHER T							
GRANTEE: SATRIANO NICHOLAS G							
2199/1321	5/30/2018	WD	Q	I	01	49,000	
GRANTOR: TODD SHAIN L & ANGELA							
GRANTEE: CATRETT CHRISTOPHER							

BUILDING NOTES											
BAS=[YR=2019;ORIG=0,0] W19 W10 S7 W20 N7 W12 S46 E12 N1 N4 E11 N3 E5 S3 E11 N10 E7 N4 E6 S2 E9 N29 \$											
FGR=[YR=2019;ORIG=-22,45] S5 E22 N21 W9 N2 W6 S4 W7 S14 \$											
PTO=[YR=2023;ORIG=-19,-12] W30 S12 E20 E10 N12 \$											
FOP=[YR=2019;ORIG=-29,0] W20 S7 E20 N7 \$											
FSP=[YR=2022;ORIG=-49,45] E27 N4 W11 N3 W5 S3 W11 S4 \$											