



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	14	CARPET 80			
Interior Floo	08	SHT VINYL 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,858	100	2002	1,858	228,576
FGR	428	55	2002	235	28,910
FOP	24	30	2002	7	861
USP	240	30	2003	72	8,858
TOTALS	2,550			2,172	267,205

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,172	106.8200	141.00	306,252	2002	2007	0	0	0	12.75
1 SNGL FAM - 100% - 2023 Heated Area: 1858 HX Base Yr											
44217 CATIES WAY, CALLAHAN											
BLD DATE		07/30/2007		DJ		LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					

NASSAU COUNTY PROPERTY										PAGE 1 of 2		6
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 6								Tax Dist:				
BUILDING MARKET VALUE								300,215				
TOTAL MARKET OB/XF VALUE								13,788				
TOTAL LAND VALUE - MARKET								60,000				
TOTAL MARKET VALUE								374,003				
SOH/AGL Deduction								2,718				
ASSESSED VALUE								371,285				
TOTAL EXEMPTION VALUE								13	371,285			
BASE TAXABLE VALUE								0				
TOTAL JUST VALUE								374,003				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								360,821				

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2025

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