



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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
BAS	1,623	100
FGR	450	55
FOP	84	30
FSP	128	40
FST	18	55
TOTALS	2,303	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,957	111.6220	147.34	288,344	2002	2002	0	0	10.50	89.50
1 SNGL FAM - 100% - 2003											
Heated Area: 1623											
HX Base Yr 2003											
44501 CATIES WAY, CALLAHAN											

NASSAU COUNTY PROPERTY										PAGE 1 of 1	
VALUATION SUMMARY											
VALUATION BY								STANDARD			
Tax Group: 6				Tax Dist:							
BUILDING MARKET VALUE				258,068							
TOTAL MARKET OB/XF VALUE				37,799							
TOTAL LAND VALUE - MARKET				60,000							
TOTAL MARKET VALUE				355,867							
SOH/AGL Deduction				171,518							
ASSESSED VALUE				184,349							
TOTAL EXEMPTION VALUE				HX HB		50,722					
BASE TAXABLE VALUE				133,627							
TOTAL JUST VALUE				355,867							
NCON VALUE				0							
INCOME VALUE											
PREVIOUS YEAR MKT VALUE				344,839							