



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	11	CLAY TILE 70
Interior Floo	14	CARPET 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	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	1,874	100	2002	1,874	249,482
FGR	461	55	2002	254	33,815
FOP	20	30	2002	6	799
UOP	209	20	2002	42	5,591
TOTALS		2,564		2,176	289,687

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,176	115.7380	160.88	350,075	2002	2002	0	0	0 17.25	82.75
1 SNGL FAM 0% - 2026 Heated Area: 1874 HX Base Yr											
44383 CATIES WAY, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/04/2026 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0940	SHEDS/PORT	0	0	12	30	360.00	SF	30.00	30.00	
4	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	
TOTAL OB/XF 47,268											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0	0006	PUD	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						289,687					
TOTAL MARKET OB/XF VALUE						47,268					
TOTAL LAND VALUE - MARKET						61,000					
TOTAL MARKET VALUE						397,955					
SOH/AGL Deduction						0					
ASSESSED VALUE						397,955					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						397,955					
TOTAL JUST VALUE						397,955					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						362,596					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014141	REPAIR/RRF	17,216	10/14/2021
E9861	NEW CONSTR	2,000	07/01/2002
B9852	NEW CONSTR	136,612	06/01/2002
P5734	NEW CONSTR	0	06/01/2002
R4214	REPAIR/RRF	1,400	06/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2772/929	3/07/2025	WD	Q	I	01	425,000	
GRANTOR: BUNCH KATHY M							
GRANTEE: BENTLEY TYLER & BRO							
1789/1213	4/12/2012	QC	U	I	11	100	
GRANTOR: SMITH KATHY M							
GRANTEE: BUNCH KATHY M							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W24 UOP=[YR=2002] N11 W19 S11 E19\$ W19 N11 W21 S27 FGR=[YR=2002] S21 E21 N23 W10 S2 W11 \$ E11 N2 E10 S16 E12 FOP=[YR=2002] S1 E4 N5 W4 S4\$ N4 E4 S7 E13 N2 E14 N31\$.											