

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

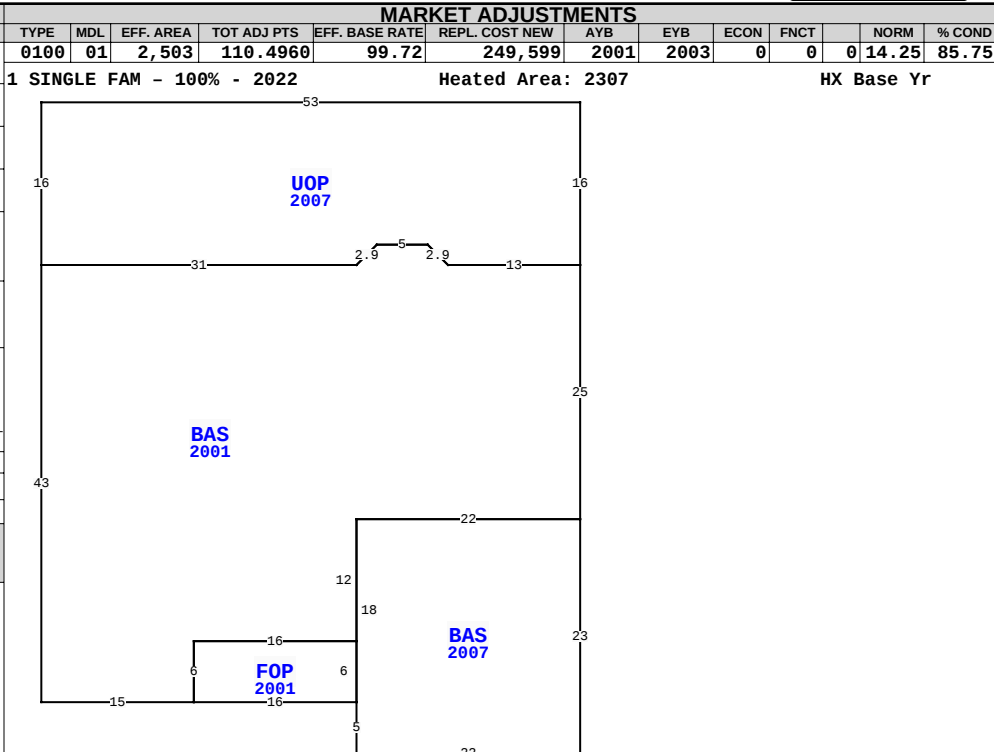
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		08

Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	08	
NEIGHBORHOOD/LOC	8029.00			

TOTALS	3,237		2,503	214,031
EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0500	FP-PRE FAB	0 100	0 0
2	0803	ASPHALT C	0 100	0 0
3	1242	WD DECK A	0 100	16 16
4	0810	CONCRETE A	0 100	0 0
7	0811	CONCRETE B	0 100	20 46

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0803	ASPHALT C	0 100	0 0	5,378.00	SF	2.00	2.00	100	2006	2006	3	60	6,454	
3	1242	WD DECK A	0 100	16 16	256.00	SF	10.00	10.00	100	2006	2006	3	31	794	
4	0810	CONCRETE A	0 100	0 0	320.00	SF	6.50	6.50	100	2006	2006	3	88	1,830	
7	0811	CONCRETE B	0 100	20 46	920.00	SF	5.20	5.20	100	2004	2004	3	86	4,114	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D				
1	000115	C	SFR ACRES	100	0006				



44467 PINEBREEZE BLVD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		214,031	
TOTAL MARKET OB/XF VALUE		16,202	
TOTAL LAND VALUE - MARKET		99,360	
TOTAL MARKET VALUE		329,593	
SOH/AGL Deduction		0	
ASSESSED VALUE		329,593	
TOTAL EXEMPTION VALUE		13	329,593
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		329,593	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		287,207	

7/23: ALUMN CRPT OVER DRVWY = NV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2218172	NEW CONSTR	143,596	12/12/2022
B2217746	SWIM POOL	25,000	12/02/2022
B8353	NEW CONSTR	97,000	06/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2503/1763	10/04/2021	WD	Q	I	01	325,000	
GRANTOR: DASARO MARSHA J							
GRANTEE: COOPER DARLA & DONA							
2339/1185	2/12/2020	WD	Q	I	01	315,000	
GRANTOR: BALBACHAN ROHAN & ROH							
GRANTEE: DASARO MARSHA J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2007] W53 S16 BAS=[YR=2001] S43 E15 FOP=[YR=2001] E16									
BAS=[YR=2007] S5 E22 N23 W22 S18\$ N6 W16 S6\$ N6 E16 N12 E22									
N25 W13 U2 L2 W5 L2 D2 W31\$ E31 U2 R2 E5 R2 D2 E13									
N16\$.									