



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 90
Interior Floo	08	SHT VINYL 10
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
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	114,806
FOP	180	30	54	4,133
UCP	360	20	72	5,511
UEP	306	60	184	14,083
TOTALS	2,346		1,810	138,533

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0350	CARPORT WD	0 100	36	39	1,404.00	SF	13.00	13.00	100	1985
2	0810	CONCRETE A	0 100	18	25	450.00	SF	6.50	6.50	100	2004

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	3.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,810	111.0000	100.18	181,326	1990	1990	0	0	23.60	76.40
1 SINGLE FAM - 100% - 0 Heated Area: 1500 HX Base Yr											
44367 PINEBREEZE BLVD, CALLAHAN											

TOTAL OB/XF 6,166											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0350	CARPORT WD	0 100	36	39	1,404.00	SF	13.00	13.00	100	1985
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		138,533	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		198,699	
SOH/AGL Deduction		ASSESSED VALUE		111,620	
TOTAL EXEMPTION VALUE		HX HB WX DX		60,000	
BASE TAXABLE VALUE		TOTAL JUST VALUE		198,699	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE				172,102	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003833	REPAIR/RRF	10,188	03/22/2023
B951696	CARPORT	5,080	02/01/1995
6727	NEW CONSTR	53,056	09/10/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1752/0117	2/07/2011	QC U	I	11		100	
GRANTOR: KRAMER DAVID R JR TRU							
GRANTEE: DAVIES REBECCA SUE							
0509/0837	2/02/1987	FS U	V			100	
GRANTOR: KRAMER DAVID & ANNE							
GRANTEE: DAVIES REBECCA & R							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W33 UEP=[YR=1995] N18 W17 UCP=[YR=1995] W20 S18 E20 N18 \$ S18 E17 \$ W17 S30 E1 FOP=[YR=1993] S9 E20 N9 W20 \$ E49 N30 \$.											