PT OF LOT 25 S-1 & S-4
THAT PT OF MCARTHURS ADDITION
W OF BROWN ST

HALLMARK PINE TERRACE III LLC/
3111 PACES MILL RD STE A250
ATLANTA, GA 30339

2023

49-2N-25-4140-0025-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

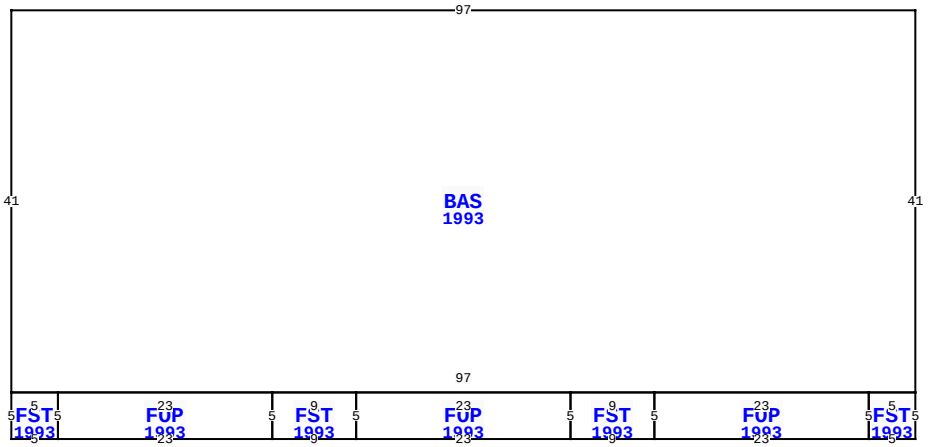
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		0 100
Units		6 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,977	100	3,977	292,388
FOP	115	30	34	2,500
FOP	115	30	34	2,500
FOP	115	30	34	2,500
FST	25	55	14	1,030
FST	25	55	14	1,030
FST	45	55	25	1,838
FST	45	55	25	1,838
TOTALS	4,462		4,157	305,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	4,157	110.3640	97.12	403,728	1989	1989	0	0	0	24.30	75.70

1 APARTMENT – 0% - 0 Heated Area: 3977 HX Base Yr



45177 BROWN ST, CALLAHAN

BLD DATE	04/27/2022 KK	LGL DATE	
XF DATE	04/27/2022 KK	LAND DATE	04/27/2022 KK
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	786,133
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	883,296
SOH/AGL Deduction	0
ASSESSED VALUE	883,296
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	883,296
TOTAL JUST VALUE	883,296
NCON VALUE	0
INCOME VALUE	883,296
PREVIOUS YEAR MKT VALUE	846,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P4059	REMODEL	0	04/25/2017
M4076	H/AC	0	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2072/1630	9/20/2016	QC	U	I	11	100
GRANTOR: PINE TERRACE III LTD						
GRANTEE: HALLMARK PINE TERRA						
2072/1626	9/20/2016	SW	U	I	30	1,370,700
GRANTOR: PINE TERRACE III LTD						
GRANTEE: HALLMARK PINE TERRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W97 S41 FST=[YR=1993] S5 E5 FOP=[YR=1993] E23 FST=[YR=1993] E9 FOP=[YR=1993] E23 FST=[YR=1993] E9 FOP=[YR=1993] E23 FST=[YR=1993] E5 N5 W5 S5$ N5 W23 S5$ N5 W9 S5$ N5 W23 S5$ N5 W9 S5$ N5 W23 S5$ N5 W5$ E97 N41$.

EXTRA FEATURES

LN	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	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	1989	1989	3	28	2,125	
2	0812	CONCRETE C	0	0	0	0	37,518.00	SF	4.00	4.00	100	1989	1989	3	59.5	89,293	
3	0812	CONCRETE C	0	0	0	0	200.00	SF	4.00	4.00	100	1996	1996	3	73	584	
4	0400	CONC CURB	0	0	0	0	1,175.00	LF	15.00	15.00	100	1989	1989	3	68	11,985	
5	0422	CL FNC 4'	0	0	0	0	664.00	LF	15.00	15.00	100	1993	1993	3	32	3,187	
8	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	1989	1989	3	100	400	
9	0443	STK FNC 6'	0	0	0	0	32.00	LF	10.00	10.00	100	2012	2012	3	60	192	
10	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2012	2012	3	85	510	
11	0443	STK FNC 6'	0	0	0	0	34.00	LF	10.00	10.00	100	2010	2010	3	50	170	
12	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	81	243	

TOTAL OB/XF 108,689

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000300	C	MULTI-FAM	0	0006		0.00	0.00	40.00	UT		1.00	1.00	1.00	2,250.00	2,250.00	90,000							

REVIEW DATE 04/27/2022 BY KK Total Acres: 0.00 Total Land Value: 97,163 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF LOT 25 S-1 & S-4
THAT PT OF MCARTHURS ADDITION
W OF BROWN ST

HALLMARK PINE TERRACE III LLC/
3111 PACES MILL RD STE A250
ATLANTA, GA 30339

2023

49-2N-25-4140-0025-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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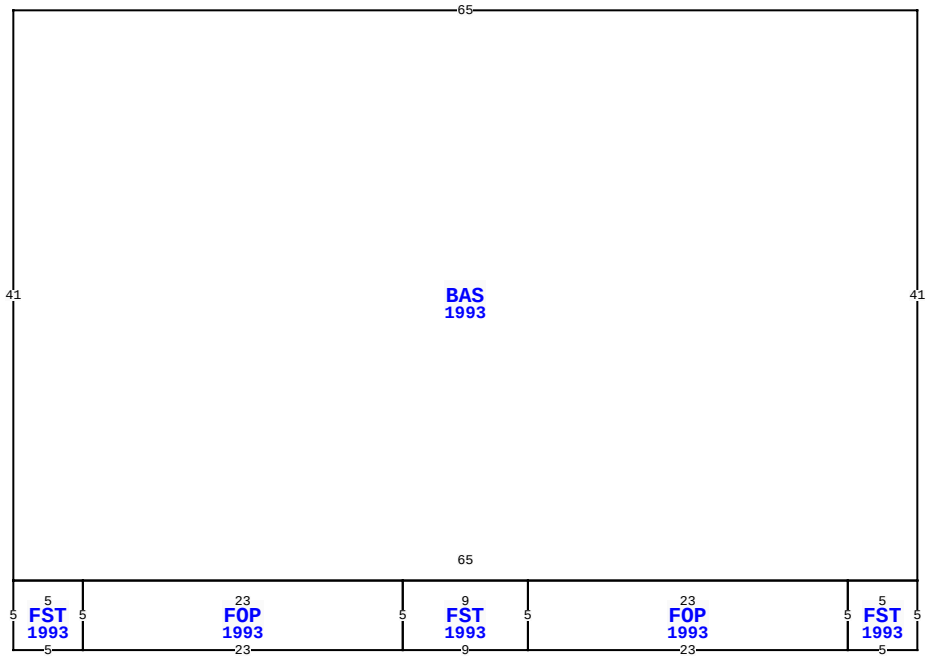
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,665	100	2,665	199,763
FOP	115	30	34	2,549
FOP	115	30	34	2,549
FST	25	55	14	1,049
FST	25	55	14	1,049
FST	45	55	25	1,874
TOTALS	2,990		2,786	208,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	2,786	112.5280	99.02	275,870	1989	1989	0	0	0	24.30	75.70

2 APARTMENT – 0% - 0 Heated Area: 2665 HX Base Yr



45177 BROWN ST, CALLAHAN

BLD DATE	04/27/2022	KK	LGL DATE	
XF DATE	04/27/2022	KK	LAND DATE	04/27/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	786,133
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	883,296
SOH/AGL Deduction	0
ASSESSED VALUE	883,296
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	883,296
TOTAL JUST VALUE	883,296
NCON VALUE	0
INCOME VALUE	883,296
PREVIOUS YEAR MKT VALUE	846,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2072/1630	9/20/2016	QC	U	I	11	100
GRANTOR: PINE TERRACE III LTD						
GRANTEE: HALLMARK PINE TERRA						
2072/1626	9/20/2016	SW	U	I	30	1,370,700
GRANTOR: PINE TERRACE III LTD						
GRANTEE: HALLMARK PINE TERRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S41 FST=[YR=1993] S5 E5 FOP=[YR=1993] E23 FST=[YR=1993] E9 FOP=[YR=1993] E23 FST=[YR=1993] E5 N5 W5 S5$ N5 W23 S5$ N5 W9 S5$ N5 W23 S5$ N5 W5$ E65 N41$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/27/2022 BY KK Total Acres: 0.00 Total Land Value: 97,163 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF LOT 25 S-1 & S-4
THAT PT OF MCARTHURS ADDITION
W OF BROWN ST

HALLMARK PINE TERRACE III LLC/
3111 PACES MILL RD STE A250
ATLANTA, GA 30339

2023

49-2N-25-4140-0025-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
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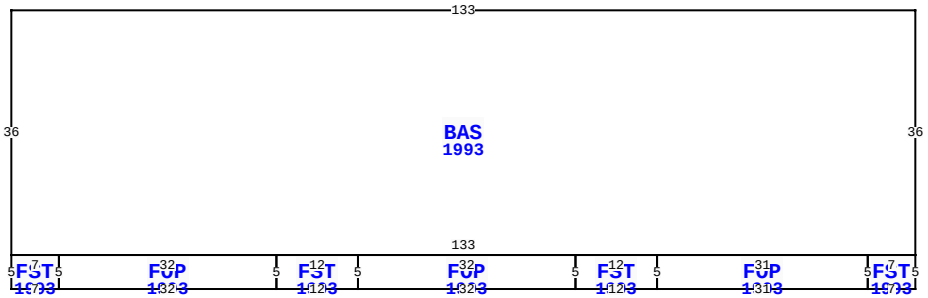
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,788	100	4,788	355,275
FOP	155	30	46	3,413
FOP	160	30	48	3,562
FOP	160	30	48	3,562
FST	35	55	19	1,410
FST	35	55	19	1,410
FST	60	55	33	2,449
FST	60	55	33	2,449
TOTALS	5,453		5,034	373,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	5,034	111.3840	98.02	493,433	1989	1989	0	0	0	24.30	75.70

3 APARTMENT – 0% - 0 Heated Area: 4788 HX Base Yr



45177 BROWN ST, CALLAHAN

BLD DATE	04/27/2022	KK	LGL DATE	
XF DATE	04/27/2022	KK	LAND DATE	04/27/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	786,133
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	883,296
SOH/AGL Deduction	0
ASSESSED VALUE	883,296
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	883,296
TOTAL JUST VALUE	883,296
NCON VALUE	0
INCOME VALUE	883,296
PREVIOUS YEAR MKT VALUE	846,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2072/1630	9/20/2016	QC	U	I	11	100
GRANTOR: PINE TERRACE III LTD						
GRANTEE: HALLMARK PINE TERRA						
2072/1626	9/20/2016	SW	U	I	30	1,370,700
GRANTOR: PINE TERRACE III LTD						
GRANTEE: HALLMARK PINE TERRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W133 S36 FST=[YR=1993] S5 E7 FOP=[YR=1993] E32 FST=[YR=1993] E12 FOP=[YR=1993] E32 FST=[YR=1993] E12 FOP=[YR=1993] E31 FST=[YR=1993] E7 N5 W7 S5$ N5 W31 S5$ N5 W12 S5$ N5 W32 S5$ N5 W12 S5$ N5 W32 S5$ N5 W7$ E133 N36$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/27/2022 BY KK Total Acres: 0.00 Total Land Value: 97,163 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF LOT 25 S-1 & S-4
THAT PT OF MCARTHURS ADDITION
W OF BROWN ST

HALLMARK PINE TERRACE III LLC/
3111 PACES MILL RD STE A250
ATLANTA, GA 30339

2023

49-2N-25-4140-0025-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
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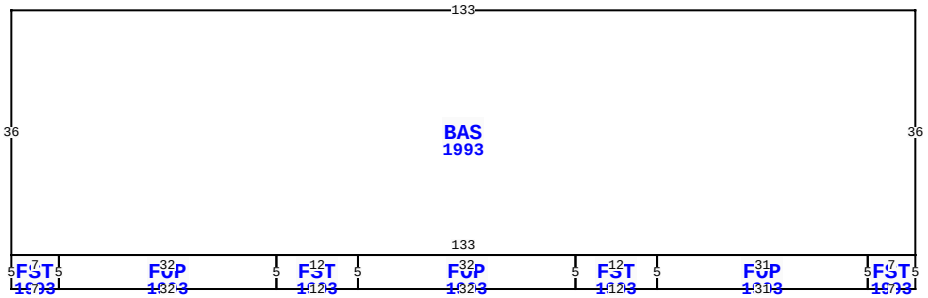
FOP	155	30	46	3,413
FOP	160	30	48	3,562
FOP	160	30	48	3,562
FST	35	55	19	1,410
FST	35	55	19	1,410
FST	60	55	33	2,449
FST	60	55	33	2,449
TOTALS	5,453		5,034	373,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	5,034	111.3840	98.02	493,433	1989	1989	0	0	0	24.30	75.70

4 APARTMENT – 0% - 0 Heated Area: 4788 HX Base Yr



45177 BROWN ST, CALLAHAN

BLD DATE	04/27/2022	KK	LGL DATE	
XF DATE	04/27/2022	KK	LAND DATE	04/27/2022 KK
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NASSAU COUNTY PROPERTY

PAGE 4 of 7 1

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W133 S36 FST=[YR=1993] S5 E7 FOP=[YR=1993] E32 FST=[YR=1993] E12 FOP=[YR=1993] E32 FST=[YR=1993] E12 FOP=[YR=1993] E31 FST=[YR=1993] E7 N5 W7 S5$ N5 W31 S5$ N5 W12 S5$ N5 W32 S5$ N5 W12 S5$ N5 W32 S5$ N5 W7$ E133 N36$.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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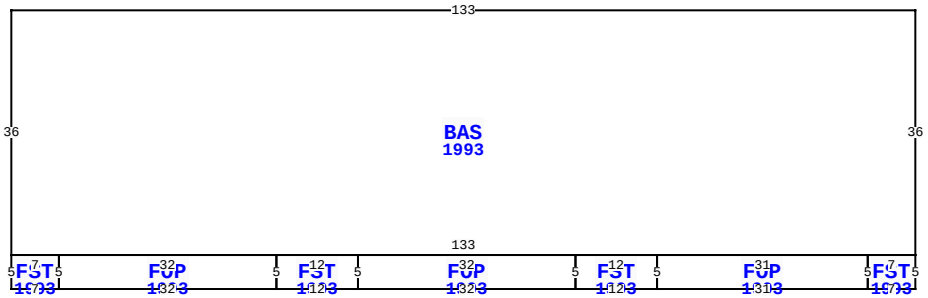

45177 BROWN ST, CALLAHAN

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NCON VALUE	0
INCOME VALUE	883,296
PREVIOUS YEAR MKT VALUE	846,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: HALLMARK PINE TERRA						
2072/1626	9/20/2016	SW	U	I	30	1,370,700
GRANTOR: PINE TERRACE III LTD						
GRANTEE: HALLMARK PINE TERRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W133 S36 FST=[YR=1993] S5 E7 FOP=[YR=1993] E32 FST=[YR=1993] E12 FOP=[YR=1993] E32 FST=[YR=1993] E12 FOP=[YR=1993] E31 FST=[YR=1993] E7 N5 W7 S5$ N5 W31 S5$ N5 W12 S5$ N5 W32 S5$ N5 W12 S5$ N5 W32 S5$ N5 W7$ E133 N36$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/27/2022 BY KK Total Acres: 0.00 Total Land Value: 97,163 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF LOT 25 S-1 & S-4
THAT PT OF MCARTHURS ADDITION
W OF BROWN ST

HALLMARK PINE TERRACE III LLC/
3111 PACES MILL RD STE A250
ATLANTA, GA 30339

2023

49-2N-25-4140-0025-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

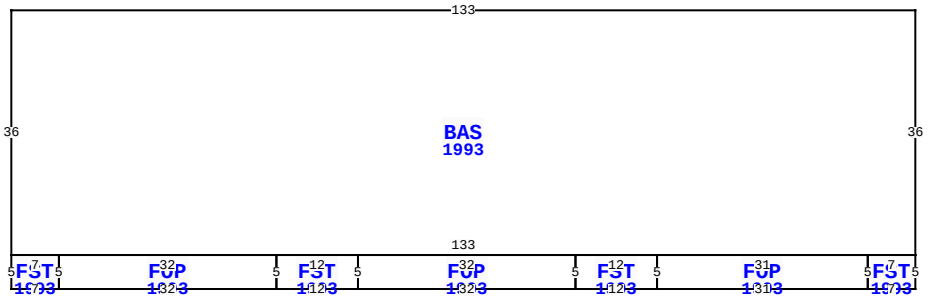
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,788	100	4,788	355,275
FOP	155	30	46	3,413
FOP	160	30	48	3,562
FOP	160	30	48	3,562
FST	35	55	19	1,410
FST	35	55	19	1,410
FST	60	55	33	2,449
FST	60	55	33	2,449
TOTALS	5,453		5,034	373,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	5,034	111.3840	98.02	493,433	1989	1989	0	0	0	24.30	75.70

6 APARTMENT – 0% - 0 Heated Area: 4788 HX Base Yr



45177 BROWN ST, CALLAHAN

BLD DATE	04/27/2022	KK	LGL DATE	
XF DATE	04/27/2022	KK	LAND DATE	04/27/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	786,133
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	883,296
SOH/AGL Deduction	0
ASSESSED VALUE	883,296
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	883,296
TOTAL JUST VALUE	883,296
NCON VALUE	0
INCOME VALUE	883,296
PREVIOUS YEAR MKT VALUE	846,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2072/1630	9/20/2016	QC	U	I	11	100
GRANTOR: PINE TERRACE III LTD						
GRANTEE: HALLMARK PINE TERRA						
2072/1626	9/20/2016	SW	U	I	30	1,370,700
GRANTOR: PINE TERRACE III LTD						
GRANTEE: HALLMARK PINE TERRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W133 S36 FST=[YR=1993] S5 E7 FOP=[YR=1993] E32 FST=[YR=1993] E12 FOP=[YR=1993] E32 FST=[YR=1993] E12 FOP=[YR=1993] E31 FST=[YR=1993] E7 N5 W7 S5$ N5 W31 S5$ N5 W12 S5$ N5 W32 S5$ N5 W12 S5$ N5 W32 S5$ N5 W7$ E133 N36$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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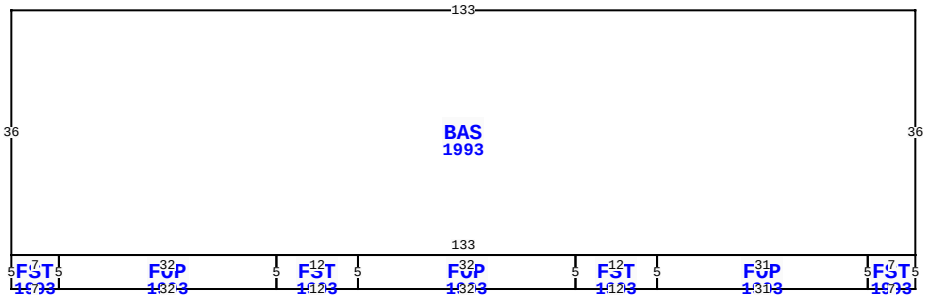

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