



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
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	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
BUD8 Adjustme	01	DIST CA 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	2,592	100	2,592	189,237
FOP	40	30	12	876
FOP	40	30	12	876
FOP	40	30	12	876
FOP	40	30	12	876
FOP	55	30	16	1,168
FOP	55	30	16	1,168
FST	65	55	36	2,628
FST	65	55	36	2,628
TOTALS	2,992		2,744	200,334

L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	0	35,320.00	SF	4.00	4.00	100	1986	1986	3	52	73,466	
2	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1986	1986	3	25	1,265	
3	0402	CONC BUMPE	0	0	0	0	52.00	UT	25.00	25.00	100	1986	1986	3	62	806	
4	0400	CONC CURB	0	0	0	0	1,615.00	LF	15.00	15.00	100	1986	1986	3	62	15,020	
5	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	1986	1986	3	100	400	
10	0680	POLE SHED	0	0	20	11	220.00	SF	10.00	10.00	100	1986	1986	3	20	440	
11	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	2007	2007	3	35	1,008	
12	0812	CONCRETE C	0	0	56	20	1,120.00	SF	4.00	4.00	100	1986	1986	3	52	2,330	
13	0350	CARPORT WD	0	0	31	17	527.00	SF	13.00	13.00	100	2010	2010	3	50	3,426	
14	0476	VF 6 SBPL	0	0	0	0	156.00	LF	32.00	32.00	100	2012	2012	3	85	4,243	

LAND DESCRIPTION			TOTAL OB/IF 102,404														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000300	C	MULTI-FAM	0	0006		0.00	0.00	31.00	UT		1.00	1.00	1.00	2,250.00	2,250.00	69,750

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	2,744	115.2320	101.40	278,242	1986	1986		0	0	28.00	72.00
1 APARTMENT - 0% - 0 Heated Area: 2592 HX Base Yr												
45171 BROWN ST, CALLAHAN												
BLD DATE 04/27/2022 KK LGL DATE 04/27/2022 KK LAND DATE 04/27/2022 KK												
XF DATE 04/27/2022 KK AG DATE												
INC DATE												

NASSAU COUNTY PROPERTY		PAGE 1 of 8	1
VALUATION SUMMARY			
VALUATION BY	DIRECT_CAP		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	607,402		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	0		
TOTAL MARKET VALUE	653,120		
SOH/AGL Deduction	0		
ASSESSED VALUE	653,120		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	653,120		
TOTAL JUST VALUE	653,120		
NCON VALUE	0		
INCOME VALUE	653,120		
PREVIOUS YEAR MKT VALUE	1,038,310		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E4122	REMODEL	0	05/24/2017
M4122	MECH OTHER	0	05/16/2017
P4122	REMODEL	0	05/15/2017
B4122	REPAIR/RRF	0	04/27/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1714/0499	12/10/2010	WD	U	I	30
SALE PRICE 1,144,700					
GRANTOR: PINE TERRACE LTD					
GRANTEE: PINE TERRACE CALLAH					
0469/0651	10/01/1985	WD	U	V	
100					
GRANTOR:					
GRANTEE:					

BUILDING NOTES																	
BAS=[YR=1993] W8 FOP=[YR=1993] W8 FST=[YR=1993] W13																	
FOP=[YR=1993] W8 N5 E8 S5 \$ N5 E13 S5 \$ N5 E8 S5 \$ W45																	
FOP=[YR=1993] W8 FST=[YR=1993] W13 FOP=[YR=1993] W8 N5 E8 S5																	
\$ N5 E13 S5 \$ N5 E8 S5 \$ W37 S31 E6 N3 E11 FOP=[YR=1993] S5																	
E11 N5 W11 \$ E22 S3 E12 N3 E11 FOP=[YR=1993] S5 E11 N5 W11 \$																	
E22 S3 E6 N31 \$.																	

**PINE TERRACE CALLAHAN LP/
C/O PROPERTY TAX EAGLE, 3111 PACES MILL RD STE A-250
ATLANTA, GA 30339**

49-2N-25-4140-0025-0050

[illegible]

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[illegible]

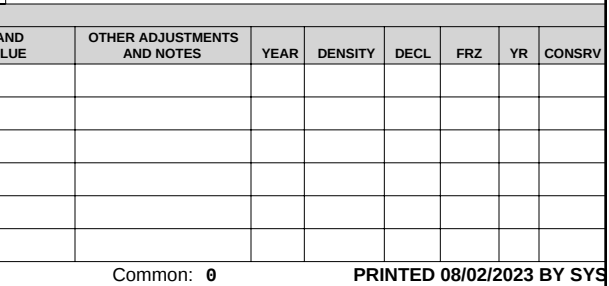
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FUNCT	NORM	% COND
0301	03	4,116	113.0160	99.45	409,336	1986	1986	0	0	28.00	72.00

7 APARTMENT - 0% - 0

Heated Area: 3888

HX Base Yr

Diagram illustrating the heating system layout for 7 APARTMENT units. The system includes a central boiler (BAS 1993) and a network of pipes connecting to individual apartment units. The layout shows the boiler connected to a main supply line (top) and a main return line (bottom). The supply line branches out to seven individual apartment heating loops, each containing a radiator (FST 1993). The return line also branches out to the same seven loops. The diagram includes pipe sizes (e.g., 8, 13, 5, 6) and distances (e.g., 37, 13, 45, 8, 31, 6, 11, 12, 22) between components.

** This building has 13 Sub-Areas	BLD DATE	04/27/2022	KK	LGL DATE		
45171 BROWN ST, CALLAHAN	XF DATE	04/27/2022	KK	LAND DATE	04/27/2022	KK
	INC DATE			AG DATE		

[illegible][illegible][illegible]

K	BUILDING NOTES

[illegible]

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