



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

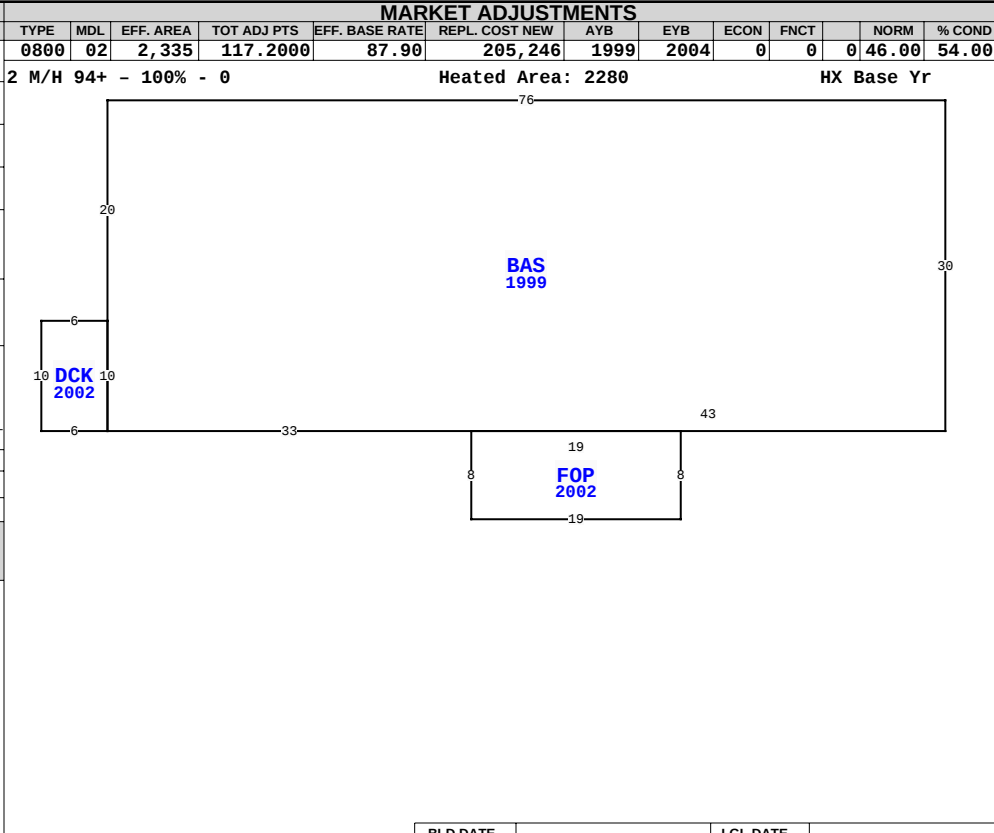
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	108,222
DCCK	60	15	9	427
FOP	152	30	46	2,183

TOTALS	2,492	2,335	110,833
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	30	20	600.00	SF	35.00	35.00	100	1988
2	0350	CARPORT WD	0 100	30	12	360.00	SF	8.58	8.58	100	1988
3	0940	SHEDS/PORT	0 100	11	10	110.00	SF	20.10	20.10	100	1988
4	0811	CONCRETE B	0 100	0	0	500.00	SF	5.20	5.20	100	1988
5	0681	POLE SHED	0 100	20	7	140.00	SF	15.00	15.00	100	2000
6	0812	CONCRETE C	0 100	0	0	3,250.00	SF	4.00	4.00	100	2004
7	0810	CONCRETE A	0 100	18	30	540.00	SF	6.50	6.50	100	2016

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.02	AC	



44395 PINEBREEZE BLVD, CALLAHAN				BLD DATE						LGL DATE	
				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
600.00	SF	35.00	35.00	100	1988	1988	3	20	4,200		
360.00	SF	8.58	8.58	100	1988	1988	3	20	618		
110.00	SF	20.10	20.10	100	1988	1988	3	20	442		
500.00	SF	5.20	5.20	100	1988	1988	3	54.5	1,417		
140.00	SF	15.00	15.00	100	2000	2000	3	28	588		
3,250.00	SF	4.00	4.00	100	2004	2004	3	84	10,920		
540.00	SF	6.50	6.50	100	2016	2016	3	96	3,370		

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										110,833	
TOTAL MARKET OB/XF VALUE										21,555	
TOTAL LAND VALUE - MARKET										45,900	
TOTAL MARKET VALUE										178,288	
SOH/AGL Deduction										94,005	
ASSESSED VALUE										84,283	
TOTAL EXEMPTION VALUE										55,000	
BASE TAXABLE VALUE										29,283	
TOTAL JUST VALUE										178,288	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										175,111	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632251	CARPORT	12,053	05/01/2016
B12751	XFOB	2,490	05/01/2004
MH982504	MH MOVE-ON	0	11/01/1998

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2239/0241	11/20/2018	QC	U	I	11	100			
GRANTOR: BOATRUGHT RICHARD S &									
GRANTEE: BOATRUGHT FAMILY RE									
0555/0952	10/27/1988	WD	U	I	01	100			
GRANTOR: BOATRUGHT ELEANOR									
GRANTEE: BOATRUGHT RICHARD									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W76 S20 DCK=[YR=2002] W6 S10 E6 N10 \$ S10 E33											
FOP=[YR=2002] S8 E19 N8 W19 \$ E43 N30 \$.											