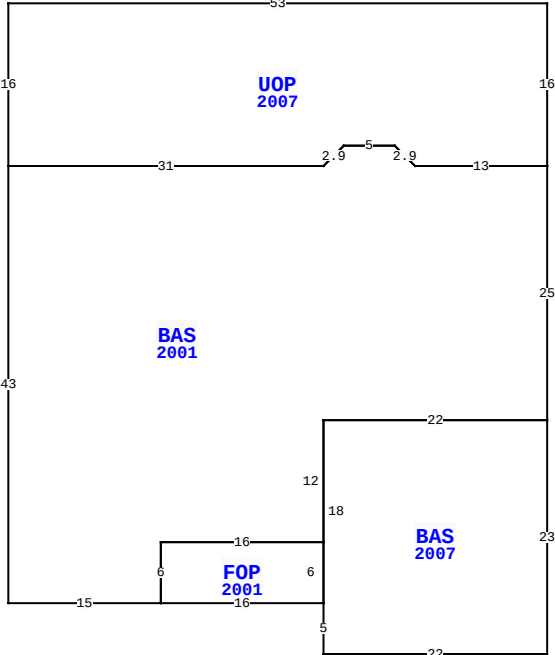




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 20 FACE BRICK 100										0100 01 2,503 110.4960 104.97 262,740 2001 2003 0 0 0 15.00 85.00										STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 2022 Heated Area: 2307 HX Base Yr										Tax Group: 6 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 223,329									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 113,853									
Interior Floo 11 CLAY TILE 70																				TOTAL LAND VALUE - MARKET 99,360									
Interior Floo 14 CARPET 30																				TOTAL MARKET VALUE 436,542									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 0									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 436,542									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE 13 436,542									
Bathrooms 2 100																				BASE TAXABLE VALUE 0									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 436,542									
Stories 1. 1. 100																				NCON VALUE 98,120									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 329,593									
Quality 03 Quality Level 03																				7/23: ALUMN CRPT OVER DRVWY = NV									
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 08																													
NEIGHBORHOOD/LOC 8029.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,801 100 1,801 160,693																													
BAS 506 100 506 45,148																													
FOP 96 30 29 2,587																													
UOP 834 20 167 14,901																													
TOTALS 3,237 2,503 223,329																													
EXTRA FEATURES										44467 PINEBREEZE BLVD, CALLAHAN																			
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										BLD DATE LGL DATE																			
1 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2001 2001 3 85 2,975										XF DATE LAND DATE																			
2 0803 ASPHALT C 0 100 0 0 5,378.00 SF 2.00 2.00 100 2006 2006 3 58 6,238										INC DATE AG DATE																			
3 1242 WD DECK A 0 100 16 16 256.00 SF 10.00 10.00 100 2006 2006 3 27 691																													
4 0810 CONCRETE A 0 100 0 0 320.00 SF 6.50 6.50 100 2006 2006 3 87 1,810																													
5 0811 CONCRETE B 0 100 20 46 920.00 SF 5.20 5.20 100 2004 2004 3 84 4,019																													
6 0861 POOL GUNIT 1 100 28 14 392.00 SF 85.00 85.00 100 2024 2023 100 33,320																													
7 0681 POLE SHED 1 100 60 72 4,320.00 SF 15.00 15.00 100 2023 2023 100 64,800																													
LAND DESCRIPTION										TOTAL OB/XF 113,853																			
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																													
1 000115 C SFR ACRES 100 0006 OR 0.00 0.00 5.52 AC 1.00 1.00 1.00 18,000.00 18,000.00 99,360																													
REVIEW DATE 07/24/2023 BY KW										Total Acres: 5.52 Total Land Value: 99,360										Market: 0 Agricultural: 0 Common: 99,360 PRINTED 08/06/2024 BY SYS									