



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	PAGE 1 of 1 6																				
Exterior Wall	15	CONC BLOCK 100	0100	01	1,228	109.1800	103.72	127,368	1994	2004	0	0	9.50	90.50	VALUATION SUMMARY																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024													Heated Area: 1200																			
Roof Cover	12	MODULAR MT 100														HX Base Yr 2024																			
Interior Wall	05	DRYWALL 100	UOP 1994 BAS 1994 FOP 1994													VALUATION BY										STANDARD									
Interior Floo	14	CARPET 90														Tax Group: 6										Tax Dist:									
Interior Floo	08	SHT VINYL 10														BUILDING MARKET VALUE										115,268									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										7,797									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										48,600									
Bedrooms	2	100														TOTAL MARKET VALUE										171,665									
Bathrooms	2	100														SOH/AGL Deduction										0									
Frame	03	MASONRY 100														ASSESSED VALUE										171,665									
Stories	0	0 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Units	0	0 100														BASE TAXABLE VALUE										121,665									
Occupancy	00	NONE 100	TOTAL JUST VALUE										171,665																						
			NCON VALUE										7,894																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										159,379																						
Quality			03	Quality Level 03																															
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	1,200	100	1,200	112,640																															
FOP	28	30	8	751																															
UOP	99	20	20	1,877																															
TOTALS			1,327	1,228	115,268																														
EXTRA FEATURES			44223 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																			
1	0940	SHEDS/PORT	0 100	10	16	160.00	SF	30.00	30.00	100	1994	1994	3	20	960																				
2	0350	CARPORT WD	0 100	20	20	400.00	SF	8.58	8.58	100	1994	1994	3	20	686																				
3	0810	CONCRETE A	0 100	0	0	513.00	SF	6.50	6.50	100	2000	2000	3	79	2,634																				
4	0681	POLE SHED	0 100	11	12	132.00	SF	15.00	15.00	100	2009	2009	3	56	1,109																				
5	0940	SHEDS/PORT	0 100	12	16	192.00	SF	30.00	30.00	100	2009	2009	3	40	2,304																				
6	1242	WD DECK A	0 100	0	0	52.00	SF	10.00	10.00	100	2000	2000	3	20	104																				
LAND DESCRIPTION																																			
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.08	AC		1.00	1.00	1.00	45,000.00	45,000.00	48,600																		
REVIEW DATE 03/05/2020 BY KBP Total Acres: 1.08 Total Land Value: 48,600 Market: 0 Agricultural: 0 Common: 48,600 PRINTED 08/06/2024 BY SYS																																			