



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5501	TIMBER 2-2 SI 80-89
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,455	100	2,455	201,121
FGR	529	55	291	23,839
FOP	160	30	48	3,932
FSP	420	40	168	13,763
FST	60	55	33	2,703
FST	66	55	36	2,950
FST	364	55	200	16,385
UDG	1,170	55	644	52,758
UOP	780	20	156	12,780
TOTALS	6,004		4,031	330,232

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1976	1976	3	38	1,330
2	0811	CONCRETE B	0	100	0	0		690.00	SF 5.20	5.20	100	1976	1976	3	27	969
3	0803	ASPHALT C	0	100	0	0		4,050.00	SF 2.00	2.00	100	1977	1977	3	50	4,050
4	0940	SHEDS/PORT	0	100	9	11		99.00	SF 30.00	30.00	100	1988	1988	3	20	594
5	0812	CONCRETE C	0	100	0	0		1,633.00	SF 4.00	4.00	100	1990	1990	3	59.5	3,887
6	0680	POLE SHED	0	100	150	74		11,100.00	SF 10.00	10.00	100	2001	2001	3	29	32,190

LAND DESCRIPTION		
L N	USE CODE	CLS
1	005000	C
2	005501	A
3	009530	C
4	009910	M

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,031	89.6544	112.07	451,754	1976	1985	0	0	26.90	73.10
1 SNGL FAM - 100% - 2008 Heated Area: 2455 HX Base Yr 2008											

43174 PINERIDGE DR, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
43,020											

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	4.28	AC	1.00
2	005501	A	TIMB2-2 SI	0			0.00	0.00	3.50	AC	1.00
3	009530	C	POND	100			0.00	0.00	1.50	AC	1.00
4	009910	M	MKT. VAL. AG	0			0.00	0.00	3.50	AC	1.00

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						330,232					
TOTAL MARKET OB/XF VALUE						43,020					
TOTAL LAND VALUE - MARKET						136,790					
TOTAL MARKET VALUE						455,950					
SOH/AGL Deduction						207,853					
ASSESSED VALUE						248,097					
TOTAL EXEMPTION VALUE						HX HB WX SX 105,000					
BASE TAXABLE VALUE						143,097					
TOTAL JUST VALUE						510,042					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						497,251					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9432	XFOB	52,500	03/01/2002
R3949	REPAIR/RRF	3,000	03/01/2002
4687	CARPORT	9,700	02/24/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2707/32	4/18/2024	WD	U	I	11	100			
GRANTOR: BLACKSHEAR PEGGY J									
GRANTEE: BLACKSHEAR PEGGY J									
1896/0420	12/19/2013	QC	U	I	11	100			
GRANTOR: BLACKSHEAR PEGGY J TR									
GRANTEE: BLACKSHEAR PEGGY J									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W15 FSP=[YR=1993] W35 FST=[YR=1993] W5 S12 E5N12\$ S12 E35 N12\$ S12 W40 N30 W17 S65 E17 FOP=[YR=1993] E32 FGR=[YR=1993] E23 N23 FST=[YR=1993] N6 W11 S6E11\$ W23S23\$ N5 W32S5\$ N5 E32 N18 E12 N6 E11 N18\$ PTR= E25 UOP=[YR=1993] E30 FST=[YR=1993] E14 UDG=[YR=1993] E45 S26 W45 N26 \$ S26 W14 N26 \$ S26 W30 N26 \$ W25 \$.											