



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 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		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	02	Quality Level 02		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	08	
NEIGHBORHOOD/LOC		8005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568	210,212
FCP	288	25	72	9,653
FOP	276	30	83	11,127
FSP	210	40	84	11,261
TOTALS	2,342		1,807	242,254

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,807	109.4400	136.80	247,198	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM - 100% - 2019

Heated Area: 1568

HX Base Yr 2019

The floor plan diagram illustrates a building layout with the following components and dimensions:

- Overall Footprint:** A large rectangle with a width of 46 and a height of 32.
- Top Section (FSP 2018):** A rectangle with a width of 21 and a height of 10, attached to the top edge of the main footprint.
- Right Section (FCP 2018):** A rectangle with a width of 12 and a height of 24, attached to the right edge of the main footprint.
- Bottom Section (FOP 2018):** A rectangle with a width of 46 and a height of 6, attached to the bottom edge of the main footprint.
- Central Section (BAS 2018):** The main body of the building, with a width of 46 and a height of 26 (32 total height minus 6 for FOP).
- Dimensions and Spacing:**
 - Top edge of FSP: 21
 - Left edge of FSP: 10
 - Right edge of FSP: 10
 - Bottom edge of FSP: 21
 - Top edge of BAS: 46
 - Left edge of BAS: 32
 - Right edge of BAS: 12
 - Bottom edge of BAS: 46
 - Top edge of FCP: 12
 - Left edge of FCP: 24
 - Right edge of FCP: 24
 - Bottom edge of FCP: 12
 - Top edge of FOP: 6
 - Left edge of FOP: 46
 - Right edge of FOP: 6
 - Bottom edge of FOP: 46

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023

MLU



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	15	CONC BLOCK 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	01	MINIMUM 100		
Interior Floor	03	CONC FINSH 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	03	MASONRY 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	06	DIST 1D 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC	8005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	9,861
TOTALS	720		720	9,861

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	720	62.1000	21.74	15,653	1977	2000	0	0	0 37.00	63.00
2 GARAGE RES - 100% - 2019 Heated Area: 720 HX Base Yr 2019											
30 24 30 24 BAS 1993											
43150 PINWOOD CT, CALLAHAN											
						BLD DATE				LGL DATE	05/23/2023 MLU
						XF DATE				LAND DATE	
						INC DATE				AG DATE	

NASSAU COUNTY PROPERTY										PAGE 2 of 2		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE										252,115		
TOTAL MARKET OB/XF VALUE										25,815		
TOTAL LAND VALUE - MARKET										45,000		
TOTAL MARKET VALUE										322,930		
SOH/AGL Deduction										203,766		
ASSESSED VALUE										119,164		
TOTAL EXEMPTION VALUE					HX HB WX SX					105,000		
BASE TAXABLE VALUE										14,164		
TOTAL JUST VALUE										322,930		
NCON VALUE										9,295		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										280,921		