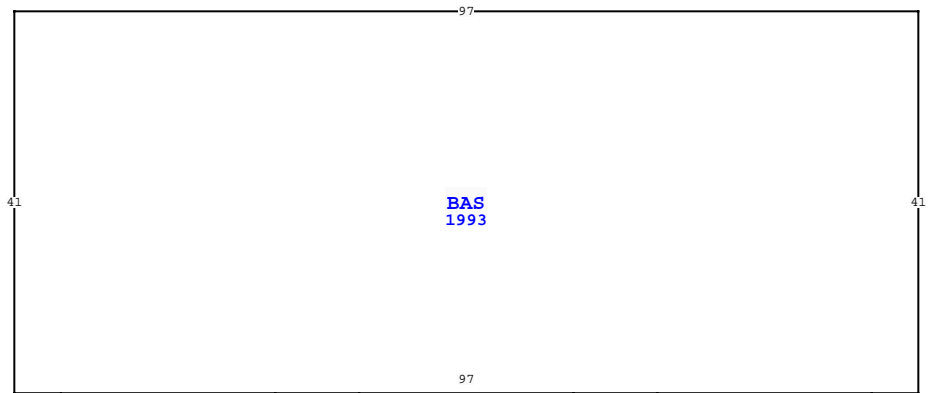


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Story Height	0	100
RMS	0	100
Units	6	100

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND			
0301	03	4,157	110.3640	93.81	389,968	1989	1989		0	0	40	24.75	35.25		
1 APARTMENT - 0% - 0															
Heated Area: 3977															
HX Base Yr															
															

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 7
VALUATION BY		DIRECT_CAP	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		797,599	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		896,179	
SOH/AGL Deduction		0	
ASSESSED VALUE		896,179	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		896,179	
TOTAL JUST VALUE		896,179	
NCON VALUE		0	
INCOME VALUE		896,179	
PREVIOUS YEAR MKT VALUE		883,296	

Quality	03	Quality Level 03		
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA 07		
NEIGHBORHOOD/LOC	7001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,977	100	3,977	131,511
FOP	115	30	34	1,124
FOP	115	30	34	1,124
FOP	115	30	34	1,124
FST	25	55	14	463
FST	25	55	14	463
FST	45	55	25	827
FST	45	55	25	827
TOTALS	4,462		4,157	137,464

5 FST 1993	23 FOP 1993	5 FST 1993	23 FOP 1993	5 FST 1993	23 FOP 1993	5 FST 1993
------------	-------------	------------	-------------	------------	-------------	------------

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P4059	REMODEL	0	04/25/2017
M4076	H/AC	0	10/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2072/1630	9/20/2016	QC	U	I	11	100
GRANTOR: PINE TERRACE III LTD						
GRANTEE: HALLMARK PINE TERRA						
2072/1626	9/20/2016	SW	U	I	30	1,370,700
GRANTOR: PINE TERRACE III LTD						
GRANTEE: HALLMARK PINE TERRA						

EXTRA FEATURES																	
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	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	1989	1989	3	27	2,049	
2	0812	CONCRETE C	0	0	0	0	37,518.00	SF	4.00	4.00	100	1989	1989	3	57	85,541	
3	0812	CONCRETE C	0	0	0	0	200.00	SF	4.00	4.00	100	1996	1996	3	72	576	
4	0400	CONC CURB	0	0	0	0	1,175.00	LF	15.00	15.00	100	1989	1989	3	66	11,633	
5	0422	CL FNC 4'	0	0	0	0	664.00	LF	15.00	15.00	100	1993	1993	3	30	2,988	
6	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	1989	1989	3	100	400	
7	0443	STK FNC 6'	0	0	0	0	32.00	LF	10.00	10.00	100	2012	2012	3	55	176	
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2012	2012	3	83	498	
9	0443	STK FNC 6'	0	0	0	0	34.00	LF	10.00	10.00	100	2010	2010	3	45	153	
10	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	78	234	

45177 BROWN ST, CALLAHAN													
BLD DATE	04/27/2022	KK	LGL DATE										
XF DATE	04/27/2022	KK	LAND DATE	04/27/2022									
INC DATE			AG DATE										

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W97 S41 FST=[YR=1993] S5 E5 FOP=[YR=1993] E23													
FST=[YR=1993] E9 FOP=[YR=1993] E23 FST=[YR=1993] E9													
FOP=[YR=1993] E23 FST=[YR=1993] E5 N5 W5 S5\$ N5 W23 S5\$ N5 W9													
S5\$ N5 W23 S5\$ N5 W9 S5\$ N5 W23 S5\$ N5 W5\$ E97 N41\$.													

LAND DESCRIPTION														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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000300	C	MULTI-FAM	0	0006	RM - C	0.00	0.00	40.00	UT		1.00	1.00	1.00	2,250.00	2,250.00	90,000							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	05	AVERAGE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	07	CORK/VTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Story Height		0	100
RMS		0	100
Units		4	100
Quality	03	Quality Level	03
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,665	100	2,665
FOP	115	30	34
FOP	115	30	34
FST	25	55	14
FST	25	55	14
FST	45	55	25
TOTALS	2,990		2,786
			93,935

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
2	APARTMENT	-	0%	-	0							
				Heated Area:	2665			HX Base Yr				

NASSAU COUNTY PROPERTY				PAGE 2 of 7	1	
VALUATION SUMMARY						
VALUATION BY				DIRECT_CAP		
Tax Group: 1				Tax Dist:		
BUILDING MARKET VALUE				797,599		
TOTAL MARKET OB/XF VALUE				0		
TOTAL LAND VALUE - MARKET				0		
TOTAL MARKET VALUE				896,179		
SOH/AGL Deduction				0		
ASSESSED VALUE				896,179		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				896,179		
TOTAL JUST VALUE				896,179		
NCON VALUE				0		
INCOME VALUE				896,179		
PREVIOUS YEAR MKT VALUE				883,296		
PERMIT NUM				DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2072/1630	9/20/2016	QC	U	I	11	100
GRANTOR: PINE TERRACE III LTD						
GRANTEE: HALLMARK PINE TERRA						
2072/1626	9/20/2016	SW	U	I	30	1,370,700
GRANTOR: PINE TERRACE III LTD						
GRANTEE: HALLMARK PINE TERRA						

EXTRA FEATURES																
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
45177 BROWN ST, CALLAHAN																
BLD DATE 04/27/2022 KK LGL DATE 04/27/2022 KK																
XF DATE 04/27/2022 KK LAND DATE 04/27/2022 KK																
INC DATE AG DATE																

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W65 S41 FST=[YR=1993] S5 E5 FOP=[YR=1993] E23			
FST=[YR=1993] E9 FOP=[YR=1993] E23 FST=[YR=1993] E5 N5 W5 S5\$			
N5 W23 S5\$ N5 W9 S5\$ N5 W23 S5\$ N5 W5\$ E65 N41\$.			

LAND DESCRIPTION												TOTAL OB/XF					0							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

PT OF LOT 25 S-1 & S-4
 THAT PT OF MCARTHURS ADDITION
 W OF BROWN ST

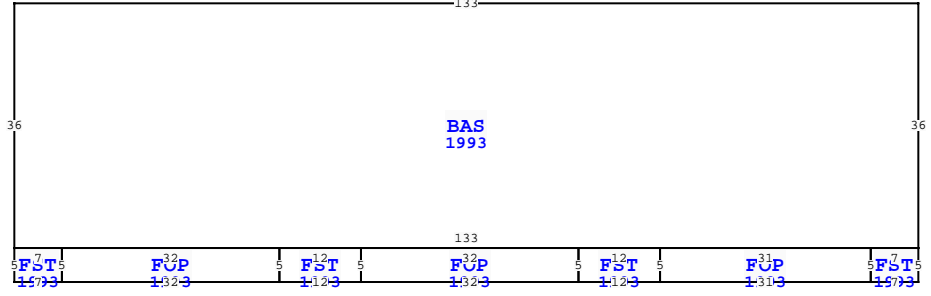
HALLMARK PINE TERRACE III LLC/
 3111 PACES MILL RD STE A250
 ATLANTA, GA 30339

2024

49-2N-25-4140-0025-0010


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND		
0301	03	5,034	111.3840	94.68	476,619	1989	1989	0	0	40	24.75	35.25		
3 APARTMENT - 0% - 0														
Heated Area: 4788														
HX Base Yr														



Quality	03	Quality Level 03		
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA 07		
NEIGHBORHOOD/LOC	7001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,788	100	4,788	159,798
FOP	155	30	46	1,535
FOP	160	30	48	1,602
FOP	160	30	48	1,602
FST	35	55	19	634
FST	35	55	19	634
FST	60	55	33	1,101
FST	60	55	33	1,101
TOTALS	5,453		5,034	168,008

45177 BROWN ST, CALLAHAN

BLD DATE	04/27/2022	KK	LGL DATE	
XF DATE	04/27/2022	KK	LAND DATE	04/27/2022
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 7
VALUATION BY			DIRECT_CAP
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			797,599
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			896,179
SOH/AGL Deduction			0
ASSESSED VALUE			896,179
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			896,179
TOTAL JUST VALUE			896,179
NCON VALUE			0
INCOME VALUE			896,179
PREVIOUS YEAR MKT VALUE			883,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2072/1630	9/20/2016	QC	U	I	11	100
GRANTOR: PINE TERRACE III LTD						
GRANTEE: HALLMARK PINE TERRA						
2072/1626	9/20/2016	SW	U	I	30	1,370,700
GRANTOR: PINE TERRACE III LTD						
GRANTEE: HALLMARK PINE TERRA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W133 S36 FST=[YR=1993] S5 E7 FOP=[YR=1993] E32	
FST=[YR=1993] E12 FOP=[YR=1993] E32 FST=[YR=1993] E12	
FOP=[YR=1993] E31 FST=[YR=1993] E7 N5 W7 S5\$ N5 W31 S5\$ N5	
W12 S5\$ N5 W32 S5\$ N5 W12 S5\$ N5 W32 S5\$ N5 W7\$ E133 N36\$.	

EXTRA FEATURES																
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

LAND DESCRIPTION														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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

PT OF LOT 25 S-1 & S-4
THAT PT OF MCARTHURS ADDITION
W OF BROWN ST

HALLMARK PINE TERRACE III LLC/
3111 PACES MILL RD STE A250
ATLANTA, GA 30339

2024

49-2N-25-4140-0025-0010



BUILDING CHARACTERISTICS		CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK	80
Exterior Wall	05	AVERAGE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	07	CORK/VTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Story Height		0	100
RMS		0	100
Units		6	100
Quality		03	Quality Level 03
DOR CODE		0300	MULTI-FAMILY
MAP NUM			MKT AREA 07
NEIGHBORHOOD/LOC		7001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	4,788	100	4,788
FOP	155	30	46
FOP	160	30	48
FOP	160	30	48
FST	35	55	19
FST	35	55	19
FST	60	55	33
FST	60	55	33
TOTALS	5,453		5,034
SUBAREA MARKET VALUE			168,008

MARKET ADJUSTMENTS																															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND																			
0301	03	5,034	111.3840	94.68	476,619	1989	1989	0	0	40	24.75	35.25																			
4 APARTMENT - 0% - 0 Heated Area: 4788 HX Base Yr																															
<table border="1"> <tr> <td>BLD DATE</td> <td>04/27/2022</td> <td>KK</td> <td>LGL DATE</td> <td>04/27/2022</td> <td>KK</td> </tr> <tr> <td>XF DATE</td> <td>04/27/2022</td> <td>KK</td> <td>LAND DATE</td> <td>04/27/2022</td> <td>KK</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> <td></td> </tr> </table>														BLD DATE	04/27/2022	KK	LGL DATE	04/27/2022	KK	XF DATE	04/27/2022	KK	LAND DATE	04/27/2022	KK	INC DATE			AG DATE		
BLD DATE	04/27/2022	KK	LGL DATE	04/27/2022	KK																										
XF DATE	04/27/2022	KK	LAND DATE	04/27/2022	KK																										
INC DATE			AG DATE																												

NASSAU COUNTY PROPERTY		PAGE 4 of 7	
VALUATION SUMMARY			
VALUATION BY	DIRECT_CAP		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	797,599		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	0		
TOTAL MARKET VALUE	896,179		
SOH/AGL Deduction	0		
ASSESSED VALUE	896,179		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	896,179		
TOTAL JUST VALUE	896,179		
NCON VALUE	0		
INCOME VALUE	896,179		
PREVIOUS YEAR MKT VALUE	883,296		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2072/1630	9/20/2016	QC	U	I	11	100
GRANTOR: PINE TERRACE III LTD						
GRANTEE: HALLMARK PINE TERRA						
2072/1626	9/20/2016	SW	U	I	30	1,370,700
GRANTOR: PINE TERRACE III LTD						
GRANTEE: HALLMARK PINE TERRA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W133 S36 FST=[YR=1993] S5 E7 FOP=[YR=1993] E32 FST=[YR=1993] E12 FOP=[YR=1993] E32 FST=[YR=1993] E12 FOP=[YR=1993] E31 FST=[YR=1993] E7 N5 W7 S5\$ N5 W31 S5\$ N5 W12 S5\$ N5 W32 S5\$ N5 W12 S5\$ N5 W32 S5\$ N5 W7\$ E133 N36\$.	

EXTRA FEATURES															
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

LAND DESCRIPTION		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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

PT OF LOT 25 S-1 & S-4
 THAT PT OF MCARTHURS ADDITION
 W OF BROWN ST

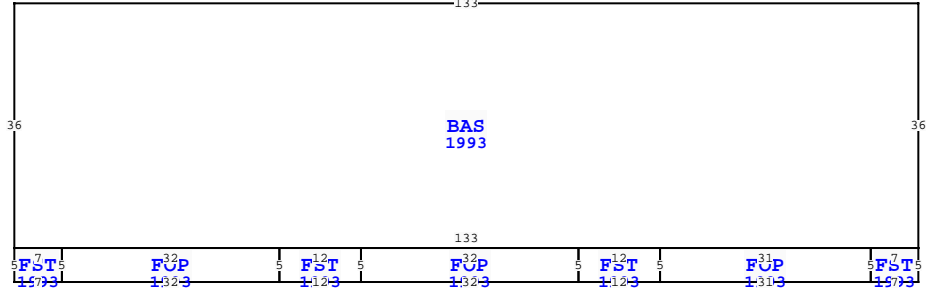
HALLMARK PINE TERRACE III LLC/
 3111 PACES MILL RD STE A250
 ATLANTA, GA 30339

2024

49-2N-25-4140-0025-0010

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND		
0301	03	5,034	111.3840	94.68	476,619	1989	1989	0	0	40	24.75	35.25		
5 APARTMENT - 0% - 0														
Heated Area: 4788														
HX Base Yr														



Quality	03	Quality Level 03		
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA 07		
NEIGHBORHOOD/LOC	7001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,788	100	4,788	159,798
FOP	155	30	46	1,535
FOP	160	30	48	1,602
FOP	160	30	48	1,602
FST	35	55	19	634
FST	35	55	19	634
FST	60	55	33	1,101
FST	60	55	33	1,101
TOTALS	5,453		5,034	168,008

45177 BROWN ST, CALLAHAN

BLD DATE	04/27/2022	KK	LGL DATE	
XF DATE	04/27/2022	KK	LAND DATE	04/27/2022
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 5 of 7
VALUATION BY			DIRECT_CAP
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			797,599
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			896,179
SOH/AGL Deduction			0
ASSESSED VALUE			896,179
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			896,179
TOTAL JUST VALUE			896,179
NCON VALUE			0
INCOME VALUE			896,179
PREVIOUS YEAR MKT VALUE			883,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2072/1630	9/20/2016	QC	U	I	11	100
GRANTOR: PINE TERRACE III LTD						
GRANTEE: HALLMARK PINE TERRA						
2072/1626	9/20/2016	SW	U	I	30	1,370,700
GRANTOR: PINE TERRACE III LTD						
GRANTEE: HALLMARK PINE TERRA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W133 S36 FST=[YR=1993] S5 E7 FOP=[YR=1993] E32	
FST=[YR=1993] E12 FOP=[YR=1993] E32 FST=[YR=1993] E12	
FOP=[YR=1993] E31 FST=[YR=1993] E7 N5 W7 S5\$ N5 W31 S5\$ N5	
W12 S5\$ N5 W32 S5\$ N5 W12 S5\$ N5 W32 S5\$ N5 W7\$ E133 N36\$.	

EXTRA FEATURES																
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

LAND DESCRIPTION															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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	19 COMMON BRK 80			
Exterior Wall	05 AVERAGE 20			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 80			
Interior Floor	07 CORK/VTILE 20			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	2 100			
Bathrooms	1 100			
Frame	02 WOOD FRAME 100			
Story Height	0 100			
RMS	0 100			
Units	6 100			
Quality	03 Quality Level 03			
DOR CODE	0300 MULTI-FAMILY			
MAP NUM	MKT AREA 07			
NEIGHBORHOOD/LOC	7001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,788	100	4,788	159,798
FOP	155	30	46	1,535
FOP	160	30	48	1,602
FOP	160	30	48	1,602
FST	35	55	19	634
FST	35	55	19	634
FST	60	55	33	1,101
FST	60	55	33	1,101
TOTALS	5,453		5,034	168,008

MARKET ADJUSTMENTS																																						
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND																										
0301	03	5,034	111.3840	94.68	476,619	1989	1989	0	0	40	24.75	35.25																										
6 APARTMENT - 0% - 0 Heated Area: 4788 HX Base Yr																																						
<table border="1"> <tr> <td>5</td><td>FST</td><td>5</td><td>FST</td><td>5</td><td>FST</td><td>5</td><td>FST</td><td>5</td><td>FST</td><td>5</td><td>FST</td><td>5</td> </tr> <tr> <td>1573</td><td></td><td>1573</td><td></td><td>1573</td><td></td><td>1573</td><td></td><td>1573</td><td></td><td>1573</td><td></td><td>1573</td> </tr> </table>													5	FST	5	FST	5	FST	5	FST	5	FST	5	FST	5	1573		1573		1573		1573		1573		1573		1573
5	FST	5	FST	5	FST	5	FST	5	FST	5	FST	5																										
1573		1573		1573		1573		1573		1573		1573																										
BLD DATE				04/27/2022	KK		LGL DATE		04/27/2022		KK																											
XF DATE				04/27/2022	KK		LAND DATE		04/27/2022		KK																											
INC DATE							AG DATE																															

NASSAU COUNTY PROPERTY		PAGE 6 of 7	1
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		797,599	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		896,179	
SOH/AGL Deduction		0	
ASSESSED VALUE		896,179	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		896,179	
TOTAL JUST VALUE		896,179	
NCON VALUE		0	
INCOME VALUE		896,179	
PREVIOUS YEAR MKT VALUE		883,296	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2072/1630	9/20/2016	QC	U	I	11	100
GRANTOR: PINE TERRACE III LTD						
GRANTEE: HALLMARK PINE TERRA						
2072/1626	9/20/2016	SW	U	I	30	1,370,700
GRANTOR: PINE TERRACE III LTD						
GRANTEE: HALLMARK PINE TERRA						

EXTRA FEATURES	
45177 BROWN ST, CALLAHAN	

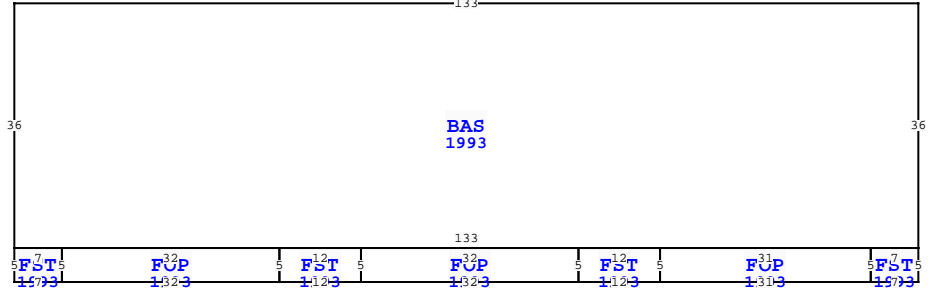
BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W133 S36 FST=[YR=1993] S5 E7 FOP=[YR=1993] E32	
FST=[YR=1993] E12 FOP=[YR=1993] E32 FST=[YR=1993] E12	
FOP=[YR=1993] E31 FST=[YR=1993] E7 N5 W7 S5\$ N5 W31 S5\$ N5	
W12 S5\$ N5 W32 S5\$ N5 W12 S5\$ N5 W32 S5\$ N5 W7\$ E133 N36\$.	

LAND DESCRIPTION																	TOTAL OB/XF							0						
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						

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND		
0301	03	5,034	111.3840	94.68	476,619	1989	1989	0	0	40	24.75	35.25		
7 APARTMENT - 0% - 0														
Heated Area: 4788														
HX Base Yr														



Quality	03	Quality Level 03		
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA 07		
NEIGHBORHOOD/LOC	7001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,788	100	4,788	159,798
FOP	155	30	46	1,535
FOP	160	30	48	1,602
FOP	160	30	48	1,602
FST	35	55	19	634
FST	35	55	19	634
FST	60	55	33	1,101
FST	60	55	33	1,101
TOTALS	5,453		5,034	168,008

45177 BROWN ST, CALLAHAN

BLD DATE	04/27/2022	KK	LGL DATE	
XF DATE	04/27/2022	KK	LAND DATE	04/27/2022
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 7 of 7
VALUATION BY			DIRECT_CAP
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			797,599
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			896,179
SOH/AGL Deduction			0
ASSESSED VALUE			896,179
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			896,179
TOTAL JUST VALUE			896,179
NCON VALUE			0
INCOME VALUE			896,179
PREVIOUS YEAR MKT VALUE			883,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2072/1630	9/20/2016	QC	U	I	11	100
GRANTOR: PINE TERRACE III LTD						
GRANTEE: HALLMARK PINE TERRA						
2072/1626	9/20/2016	SW	U	I	30	1,370,700
GRANTOR: PINE TERRACE III LTD						
GRANTEE: HALLMARK PINE TERRA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W133 S36 FST=[YR=1993] S5 E7 FOP=[YR=1993] E32	
FST=[YR=1993] E12 FOP=[YR=1993] E32 FST=[YR=1993] E12	
FOP=[YR=1993] E31 FST=[YR=1993] E7 N5 W7 S5\$ N5 W31 S5\$ N5	
W12 S5\$ N5 W32 S5\$ N5 W12 S5\$ N5 W32 S5\$ N5 W7\$ E133 N36\$.	

EXTRA FEATURES																
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

LAND DESCRIPTION														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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	