PT OF LOT 25
IN OR 1714/499
MCARTHURS ADDITION PB 3/16

PINE TERRACE CALLAHAN LP/
C/O PROPERTY TAX EAGLE, 3111 PACES MILL RD STE A-250
ATLANTA, GA 30339

2024

49-2N-25-4140-0025-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

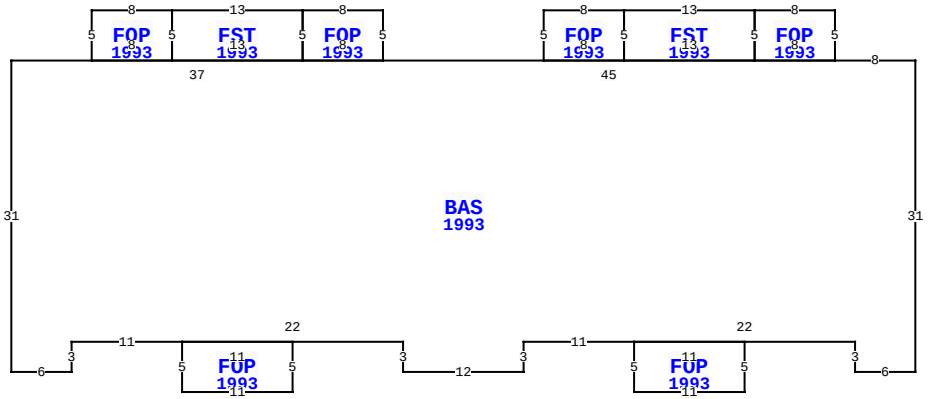
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
BUD8 Adjustme	01	DIST CA 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	2,592	100	2,592	118,057
FOP	40	30	12	546
FOP	40	30	12	546
FOP	40	30	12	546
FOP	40	30	12	546
FOP	55	30	16	729
FOP	55	30	16	729
FST	65	55	36	1,640
FST	65	55	36	1,640
TOTALS	2,992		2,744	124,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0301	03	2,744	115.2320	97.95	268,775	1986	1986	0	0	25	28.50	46.50

1 APARTMENT – 0% - 0 Heated Area: 2592 HX Base Yr



45171 BROWN ST, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	733,292
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	788,486
SOH/AGL Deduction	70,054
ASSESSED VALUE	718,432
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	718,432
TOTAL JUST VALUE	788,486
NCON VALUE	0
INCOME VALUE	788,486
PREVIOUS YEAR MKT VALUE	653,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E4122	REMODEL	0	05/24/2017
M4122	MECH OTHER	0	05/16/2017
P4122	REMODEL	0	05/15/2017
B4122	REPAIR/RRF	0	04/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1714/0499	12/10/2010	WD	U	I	30	1,144,700
GRANTOR: PINE TERRACE LTD						
GRANTEE: PINE TERRACE CALLAH						
0469/0651	10/01/1985	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FOP=[YR=1993] W8 FST=[YR=1993] W13 FOP=[YR=1993] W8 N5 E8 S5 $ N5 E13 S5 $ N5 E8 S5 $ W45 FOP=[YR=1993] W8 FST=[YR=1993] W13 FOP=[YR=1993] W8 N5 E8 S5 $ N5 E13 S5 $ N5 E8 S5 $ W37 S31 E6 N3 E11 FOP=[YR=1993] S5 E11 N5 W11 $ E22 S3 E12 N3 E11 FOP=[YR=1993] S5 E11 N5 W11 $ E22 S3 E6 N31 $.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	0	0	0	35,320.00	SF	4.00	4.00	100	1986	1986	3	49.5	69,934	
2	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1986	1986	3	24	1,214	
3	0402	CONC BUMPE	0	0	0	0	52.00	UT	25.00	25.00	100	1986	1986	3	60	780	
4	0400	CONC CURB	0	0	0	0	1,615.00	LF	15.00	15.00	100	1986	1986	3	60	14,535	
5	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	1986	1986	3	100	400	
6	0680	POLE SHED	0	0	20	11	220.00	SF	10.00	10.00	100	1986	1986	3	20	440	
7	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	2007	2007	3	31	893	
8	0812	CONCRETE C	0	0	56	20	1,120.00	SF	4.00	4.00	100	1986	1986	3	49.5	2,218	
9	0350	CARPORT WD	0	0	31	17	527.00	SF	13.00	13.00	100	2010	2010	3	45	3,083	
10	0476	VF 6 SBPL	0	0	0	0	156.00	LF	32.00	32.00	100	2012	2012	3	83	4,143	

TOTAL OB/XF 97,640

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	31.00	UT		1.00	1.00	1.00	2,250.00	2,250.00	69,750							

REVIEW DATE 04/27/2022 BY KK Total Acres: 0.00 Total Land Value: 55,194 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT OF LOT 25
IN OR 1714/499
MCARTHURS ADDITION PB 3/16

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C/O PROPERTY TAX EAGLE, 3111 PACES MILL RD STE A-250
ATLANTA, GA 30339

2024

49-2N-25-4140-0025-0050

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Story Height		0 100
RMS		0 100
Units		4 100
BUD8 Adjustme	01	DIST CA 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
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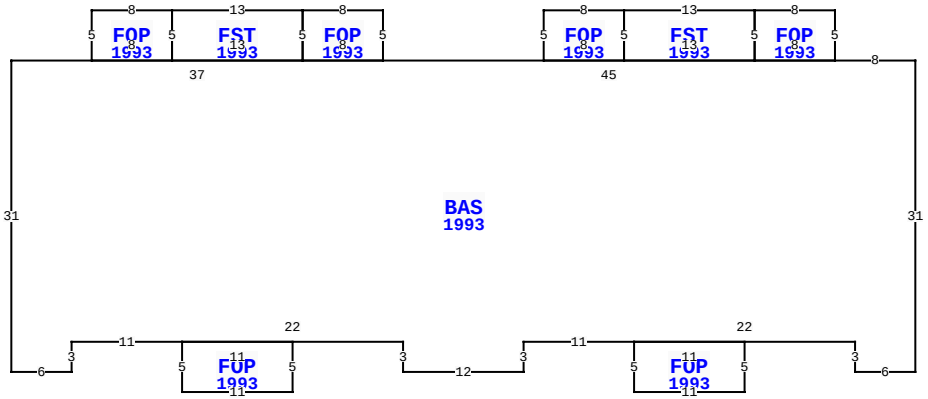
FST	65	55	36	1,640
FST	65	55	36	1,640
TOTALS	2,992		2,744	124,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0301	03	2,744	115.2320	97.95	268,775	1986	1986	0	0	25	28.50	46.50

2 APARTMENT – 0% - 0 Heated Area: 2592 HX Base Yr



45171 BROWN ST, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
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TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	788,486
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BASE TAXABLE VALUE	718,432
TOTAL JUST VALUE	788,486
NCON VALUE	0
INCOME VALUE	788,486
PREVIOUS YEAR MKT VALUE	653,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1714/0499	12/10/2010	WD	U	I	30	1,144,700
GRANTOR: PINE TERRACE LTD						
GRANTEE: PINE TERRACE CALLAH						
0469/0651	10/01/1985	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FOP=[YR=1993] N5 W8 FST=[YR=1993] W13 FOP=[YR=1993] W8 S5 E8 N5 $ S5 E13 N5 $ S5 E8 $ W45 FOP=[YR=1993] N5 W8 FST=[YR=1993] W13 FOP=[YR=1993] W8 S5 E8 N5 $ S5 E13 N5 $S5 E8 $ W37 S31 E6 N3 E11 FOP=[YR=1993] S5 E11 N5 W11 $ E22 S3 E12 N3 E11 FOP=[YR=1993] S5 E11 N5 W11 $ E22 S3 E6 N31 $.

EXTRA FEATURES

LN	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
11	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2012	2012	3	83	498	
12	0810	CONCRETE A	0	0	0	0	259.00	SF	6.50	6.50	100	2010	2010	3	91	1,532	
13	0811	CONCRETE B	0	0	0	0	757.00	SF	5.20	5.20	100	2010	2010	3	91	3,582	
14	0476	VF 6 SBPL	0	0	0	0	33.00	LF	32.00	32.00	100	2012	2012	3	83	876	
15	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	83	249	

LAND DESCRIPTION

TOTAL OB/XF 6,737

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/27/2022 BY KK Total Acres: 0.00 Total Land Value: 55,194 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT OF LOT 25
IN OR 1714/499
MCARTHURS ADDITION PB 3/16

PINE TERRACE CALLAHAN LP/
C/O PROPERTY TAX EAGLE, 3111 PACES MILL RD STE A-250
ATLANTA, GA 30339

2024

49-2N-25-4140-0025-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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
BUD8 Adjustme	01	DIST CA 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	2,592	100	2,592	118,057
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FOP	40	30	12	546
FOP	40	30	12	546
FOP	40	30	12	546
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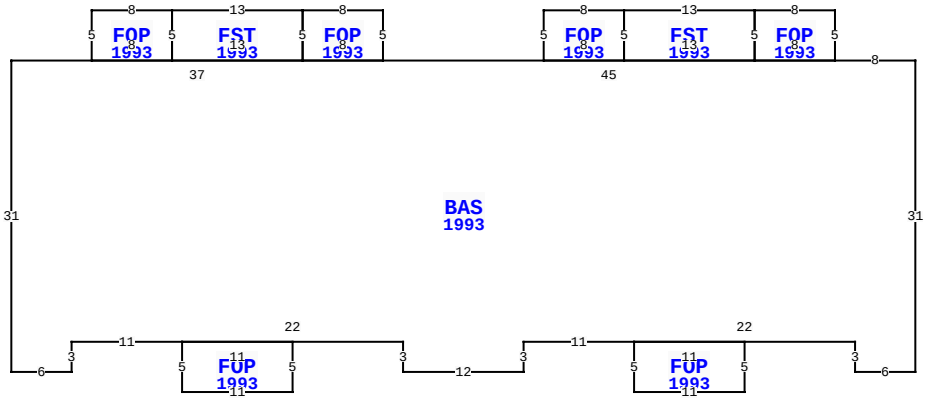
FST	65	55	36	1,640
FST	65	55	36	1,640
TOTALS	2,992		2,744	124,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0301	03	2,744	115.2320	97.95	268,775	1986	1986	0	0	25	28.50	46.50

3 APARTMENT – 0% - 0 Heated Area: 2592 HX Base Yr



45171 BROWN ST, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	733,292
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	788,486
SOH/AGL Deduction	70,054
ASSESSED VALUE	718,432
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	718,432
TOTAL JUST VALUE	788,486
NCON VALUE	0
INCOME VALUE	788,486
PREVIOUS YEAR MKT VALUE	653,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1714/0499	12/10/2010	WD	U	I	30	1,144,700
GRANTOR: PINE TERRACE LTD						
GRANTEE: PINE TERRACE CALLAH						
0469/0651	10/01/1985	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FOP=[YR=1993] N5 W8 FST=[YR=1993] W13 FOP=[YR=1993] W8 S5 E8 N5 $ S5 E13 N5 $ S5 E8 $ W45 FOP=[YR=1993] N5 W8 FST=[YR=1993] W13 FOP=[YR=1993] W8 S5 E8 N5 $ S5 E13 N5 $S5 E8 $ W37 S31 E6 N3 E11 FOP=[YR=1993] S5 E11 N5 W11 $ E22 S3 E12 N3 E11 FOP=[YR=1993] S5 E11 N5 W11 $ E22 S3 E6 N31 $.

EXTRA FEATURES

LN	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 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/27/2022 BY KK Total Acres: 0.00 Total Land Value: 55,194 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT OF LOT 25
IN OR 1714/499
MCARTHURS ADDITION PB 3/16

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2024

49-2N-25-4140-0025-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
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Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
BUD8 Adjustme	01	DIST CA 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

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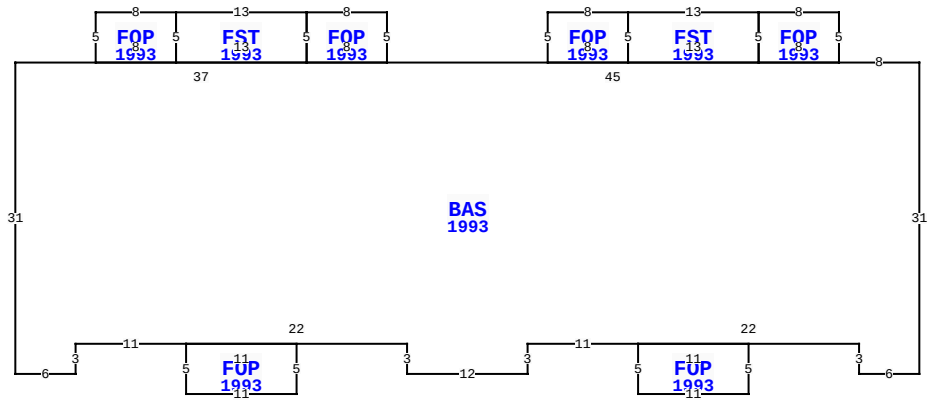
4 APARTMENT – 0% - 0 Heated Area: 2592 HX Base Yr



45171 BROWN ST, CALLAHAN

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Tax Group: 1	Tax Dist:
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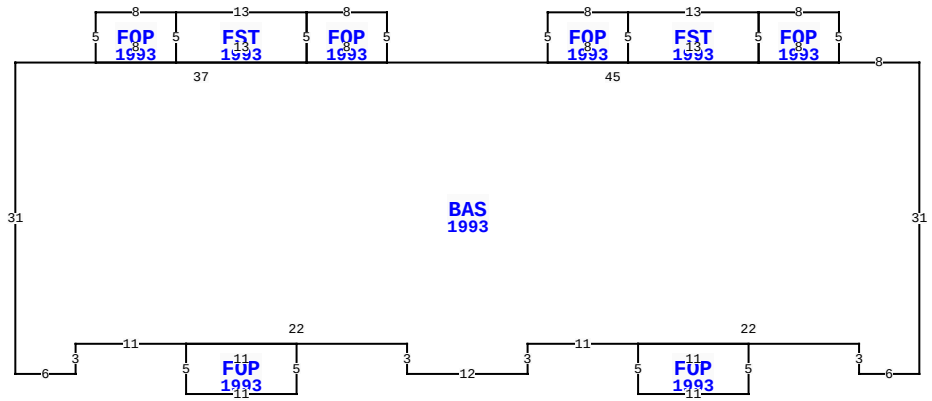

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INCOME VALUE	788,486
PREVIOUS YEAR MKT VALUE	653,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1714/0499	12/10/2010	WD	U	I	30	1,144,700
GRANTOR: PINE TERRACE LTD						
GRANTEE: PINE TERRACE CALLAH						
0469/0651	10/01/1985	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FOP=[YR=1993] N5 W8 FST=[YR=1993] W13 FOP=[YR=1993] W8 S5 E8 N5 $ S5 E13 N5 $ S5 E8 $ W45 FOP=[YR=1993] N5 W8 FST=[YR=1993] W13 FOP=[YR=1993] W8 S5 E8 N5 $ S5 E13 N5 $S5 E8 $ W37 S31 E6 N3 E11 FOP=[YR=1993] S5 E11 N5 W11 $ E22 S3 E12 N3E11 FOP=[YR=1993] S5 E11 N5 W11 $ E22 S3 E6 N31 $.

EXTRA FEATURES

LN	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 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/27/2022 BY KK Total Acres: 0.00 Total Land Value: 55,194 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT OF LOT 25
IN OR 1714/499
MCARTHURS ADDITION PB 3/16

PINE TERRACE CALLAHAN LP/
C/O PROPERTY TAX EAGLE, 3111 PACES MILL RD STE A-250
ATLANTA, GA 30339

2024

49-2N-25-4140-0025-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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
BUD8 Adjustme	01	DIST CA 100
Quality	03	Quality Level 03

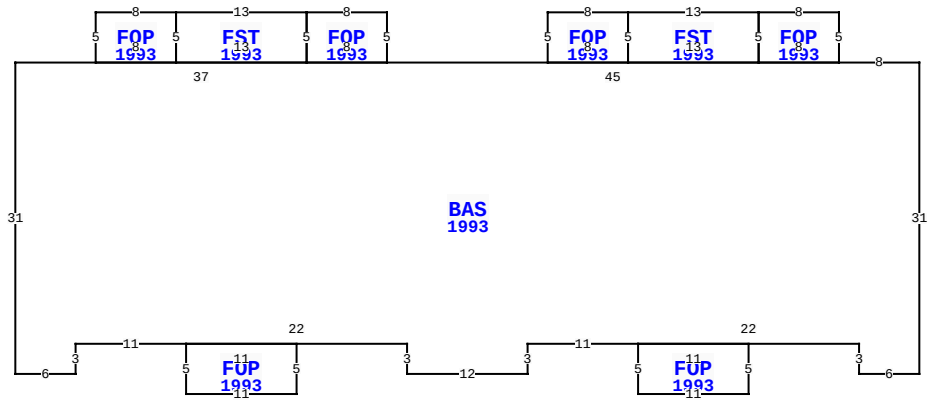
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,592	100	2,592	118,057
FOP	40	30	12	546
FOP	40	30	12	546
FOP	40	30	12	546
FOP	40	30	12	546
FOP	55	30	16	729
FOP	55	30	16	729
FST	65	55	36	1,640
FST	65	55	36	1,640
TOTALS	2,992		2,744	124,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0301	03	2,744	115.2320	97.95	268,775	1986	1986	0	0	25	28.50	46.50

6 APARTMENT – 0% - 0 Heated Area: 2592 HX Base Yr



45171 BROWN ST, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	733,292
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	788,486
SOH/AGL Deduction	70,054
ASSESSED VALUE	718,432
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	718,432
TOTAL JUST VALUE	788,486
NCON VALUE	0
INCOME VALUE	788,486
PREVIOUS YEAR MKT VALUE	653,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1714/0499	12/10/2010	WD	U	I	30	1,144,700
GRANTOR: PINE TERRACE LTD						
GRANTEE: PINE TERRACE CALLAH						
0469/0651	10/01/1985	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FOP=[YR=1993] N5 W8 FST=[YR=1993] W13 FOP=[YR=1993] W8 S5 E8 N5 $ S5 E13 N5 $ S5 E8 $ W45 FOP=[YR=1993] N5 W8 FST=[YR=1993] W13 FOP=[YR=1993] W8 S5 E8 N5 $ S5 E13 N5 $S5 E8 $ W37 S31 E6 N3 E11 FOP=[YR=1993] S5 E11 N5 W11 $ E22 S3 E12 N3 E11 FOP=[YR=1993] S5 E11 N5 W11 $ E22 S3 E6 N31 $.

EXTRA FEATURES

LN	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 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/27/2022 BY KK Total Acres: 0.00 Total Land Value: 55,194 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT OF LOT 25
IN OR 1714/499
MCARTHURS ADDITION PB 3/16

PINE TERRACE CALLAHAN LP/
C/O PROPERTY TAX EAGLE, 3111 PACES MILL RD STE A-250
ATLANTA, GA 30339

2024

49-2N-25-4140-0025-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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
BUD8 Adjustme	01	DIST CA 100
Quality	03	Quality Level 03

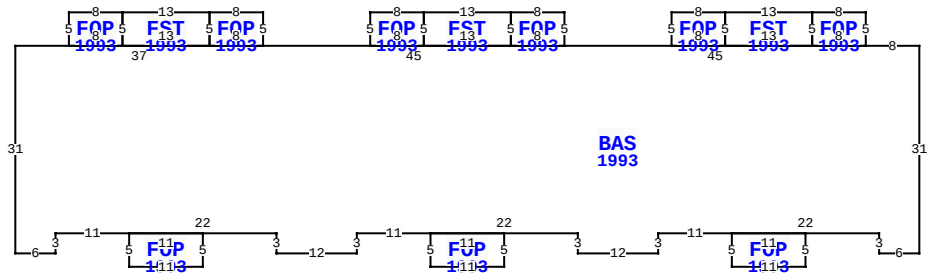
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,888	100	3,888	173,669
FOP	40	30	12	536
FOP	40	30	12	536
FOP	40	30	12	536
FOP	40	30	12	536
FOP	40	30	12	536
FOP	40	30	12	536
FOP	55	30	16	715
FOP	55	30	16	715
FOP	55	30	16	715
TOTALS	4,488		4,116	183,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0301	03	4,116	113.0160	96.06	395,383	1986	1986	0	0	25	28.50	46.50

7 APARTMENT – 0% - 0 Heated Area: 3888 HX Base Yr



** This building has 13 Sub-Areas

45171 BROWN ST, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	733,292
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	788,486
SOH/AGL Deduction	70,054
ASSESSED VALUE	718,432
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	718,432
TOTAL JUST VALUE	788,486
NCON VALUE	0
INCOME VALUE	788,486
PREVIOUS YEAR MKT VALUE	653,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1714/0499	12/10/2010	WD	U	I	30	1,144,700
GRANTOR: PINE TERRACE LTD						
GRANTEE: PINE TERRACE CALLAH						
0469/0651	10/01/1985	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FOP=[YR=1993] N5 W8 FST=[YR=1993] W13 FOP=[YR=1993] W8 S5 E8 N5 $ S5 E13 N5 $ S5 E8 $ W45 FOP=[YR=1993] N5 W8 FST=[YR=1993] W13 FOP=[YR=1993] W8 S5 E8 N5 $ S5 E13 N5 $S5 E8 $ W45 FOP=[YR=1993] N5 W8 FST=[YR=1993] W13 FOP=[YR=1993] W8 S5 E8 N5 $ S5 E13 N5$ S5 E8 $ W37 S31 E6 N3 E11 FOP=[YR=1993] S5 E11 N5 W11 $ E22 S3 E12 N3 E11 FOP=[YR=1993] S5 E11 N5 W11 $ E22 S3 E12 N3 E11 FOP=[YR=1993] S5 E11 N5 W11 $ E22 S3 E6 N31 $.

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 0

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

REVIEW DATE 04/27/2022 BY KK Total Acres: 0.00 Total Land Value: 55,194 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT OF LOT 25
IN OR 1714/499
MCARTHURS ADDITION PB 3/16

PINE TERRACE CALLAHAN LP/
C/O PROPERTY TAX EAGLE, 3111 PACES MILL RD STE A-250
ATLANTA, GA 30339

2024

49-2N-25-4140-0025-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		19 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

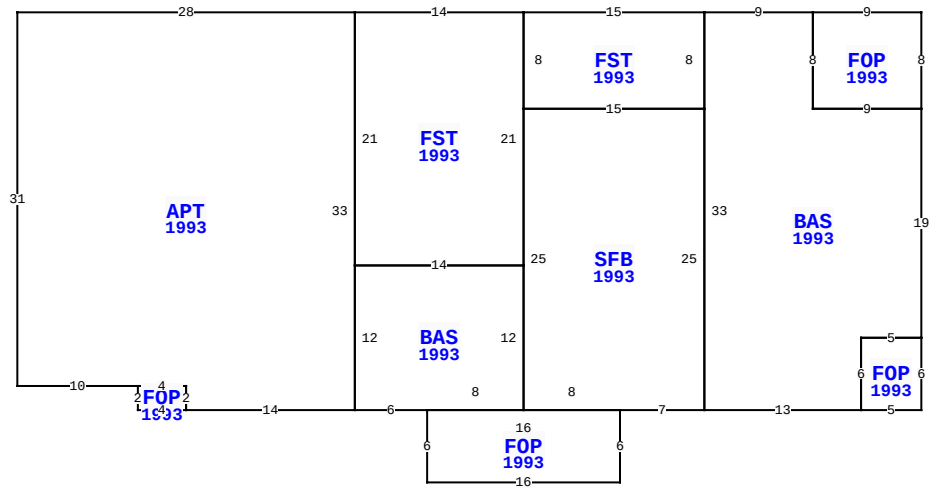
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	896	100	896	31,699
BAS	168	100	168	5,943
BAS	492	100	492	17,406
FOP	8	30	2	71
FOP	30	30	9	319
FOP	72	30	22	778
FOP	96	30	29	1,026
FST	120	50	60	2,123
FST	294	50	147	5,201
SFB	375	80	300	10,613
TOTALS	2,551		2,125	75,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
1701	04	2,125	101.8710	144.40	306,850	1986	1986	0	0	25	50.50	24.50

8 OFFICE 1&2 – 0% - 0 Heated Area: 1856 HX Base Yr



45171 BROWN ST, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	733,292
TOTAL MARKET OB/XF VALUE	0
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SOH/AGL Deduction	70,054
ASSESSED VALUE	718,432
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	718,432
TOTAL JUST VALUE	788,486
NCON VALUE	0
INCOME VALUE	788,486
PREVIOUS YEAR MKT VALUE	653,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1714/0499	12/10/2010	WD	U	I	30	1,144,700
GRANTOR: PINE TERRACE LTD						
GRANTEE: PINE TERRACE CALLAH						
0469/0651	10/01/1985	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W9 BAS=[YR=1993] W9 FST=[YR=1993] W15 FST=[YR=1993] W14 APT=[YR=1993] W28 S31 E10 FOP=[YR=1993] S2 E4 N2 W4 $ E4 S2 E14 BAS=[YR=1993] E6 FOP=[YR=1993] S6 E16 N6 SFB=[YR=1993] E7 N25 W15 S25 E8 $ W16 $ E8 N12 W14 S12 $ N33 $ S21 E14 N21 $ S8 E15 N8 $ S33 E13 FOP=[YR=1993] E5 N6 W5 S6 $ N6 E5 N19 W9 N8 $ S8 E9 N8 $.

EXTRA FEATURES

LN	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 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/27/2022 BY KK Total Acres: 0.00 Total Land Value: 55,194 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS