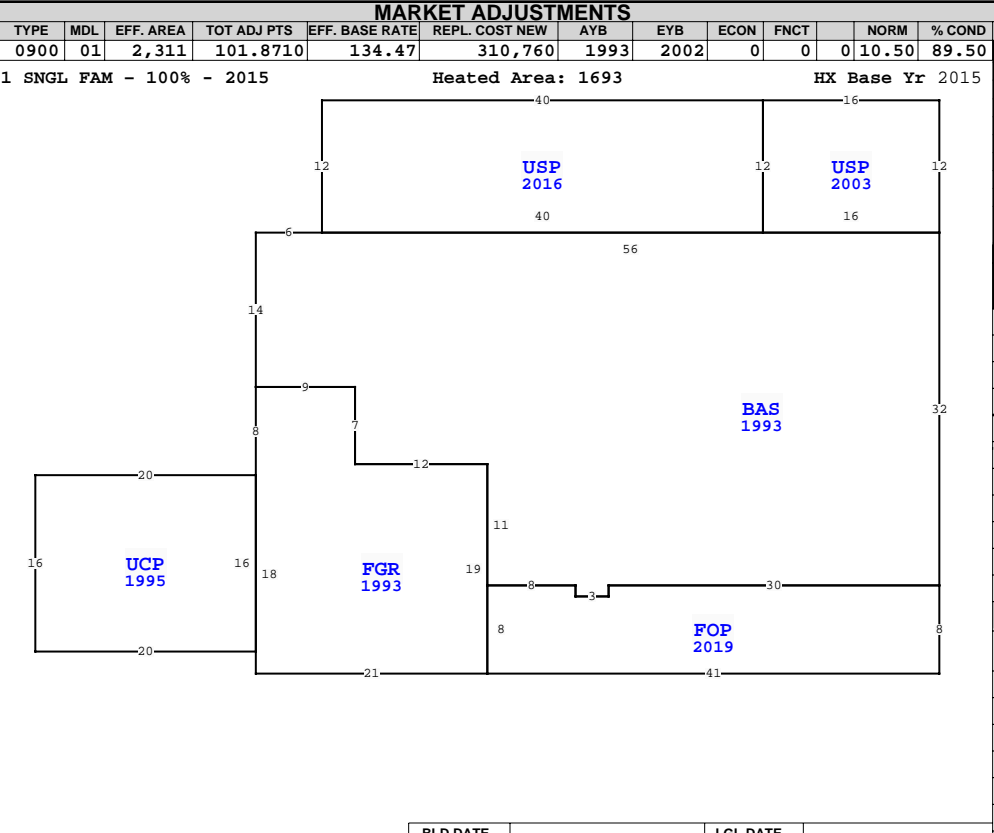


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC		8029.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,693	100	1993
FGR	462	55	1993
FOP	325	30	2019
UCP	320	20	1995
USP	192	30	2003
USP	480	30	2016
TOTALS	3,472		
			2,311
			278,130



NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE		287,780
TOTAL MARKET OB/XF VALUE		14,630
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		399,910
SOH/AGL Deduction		187,626
ASSESSED VALUE		212,284
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,562
TOTAL JUST VALUE		399,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009523	REMODEL	2,400	12/01/2018
18009585	REMODEL	0	12/01/2018
MH165760	CO ISSUED	0	08/24/2016
B1632912	CARPORT	8,437	08/01/2016
B1632947	GARAGE	16,067	08/01/2016
MH165760	MH MOVE-ON	0	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1923/0645	6/16/2014	WD	Q	I	01	219,000

GRANTOR: WARREN JOHN H
GRANTEE: COKER CAMERON L & C
1223/0007 4/16/2004 WD Q I 195,000
GRANTOR: REESH ROBERT REYNOLDS
GRANTEE: WARREN JOHN

EXTRA FEATURES 44526 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	100	1993	1993	3	72	1,440	
2	0940	SHEDS/PORT	0	100	12	18	216.00	SF	21.30	100	1994	1994	3	20	920	
3	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	100	2016	2016	3	100	6,000	
4	0810	CONCRETE A	0	100	0	0	378.00	SF	6.50	100	2016	2016	3	95	2,334	
5	1242	WD DECK A	0	100	12	40	480.00	SF	10.00	100	2025	2019		82	3,936	

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2003] W16 USP=[YR=2016] W40 S12 BAS=[YR=1993] W6 S14
FGR=[YR=1993] S8 UCP=[YR=1995] W20 S16 E20 N16 S S18 E21
FOP=[YR=2019] E41 N8 W30 S1 W3 N1 W8 S8 S N19 W12 N7 W9 S E9
S7 E12 S11 E8 S1 E3 N1 E30 N32 W56S E40 N12S S12 E16 N12 S.

LAND DESCRIPTION TOTAL OB/XF 14,630

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	CONSVR
1	000100	C	RES	100	0006	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	25	MOD METAL 100			
Roof Structur	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	07	NONE 100			
Interior Floor	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	05	STEEL 100			
Quality		05	Quality Level 05		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA 08		
NEIGHBORHOOD/LOC		8029.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100	2024	300	6,580
UCP	700	20	2024	140	3,070
TOTALS	1,000			440	9,650

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
2												2 GARAGE RES - 100% - 2025		
										Heated Area: 300		HX Base Yr 2015		
44526 PINEBREEZE BLVD, CALLAHAN														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	05/09/2025	MLU			
				INC DATE					AG DATE					

NASSAU COUNTY PROPERTY				PAGE 2 of 2	6	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 6				Tax Dist:		
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ASSESSED VALUE				212,284		
TOTAL EXEMPTION VALUE				HX HB 50,722		
BASE TAXABLE VALUE				161,562		
TOTAL JUST VALUE				399,910		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				355,614		
PERMIT NUM				DESCRIPTION	AMT	ISSUED
B951952				CARPORT	2,890	05/01/1995
8658				NEW CONSTR	73,705	02/02/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1923/0645	6/16/2014	WD	Q	I	01	219,000
GRANTOR: WARREN JOHN H						
GRANTEE: COKER CAMERON L & C						
1223/0007	4/16/2004	WD	Q	I		195,000
GRANTOR: REESH ROBERT REYNOLDS						
GRANTEE: WARREN JOHN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=50,10] E25 S12 W25 N12 \$
UCP=[YR=2024;ORIG=50,22] E25 S28 W25 N28 \$

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