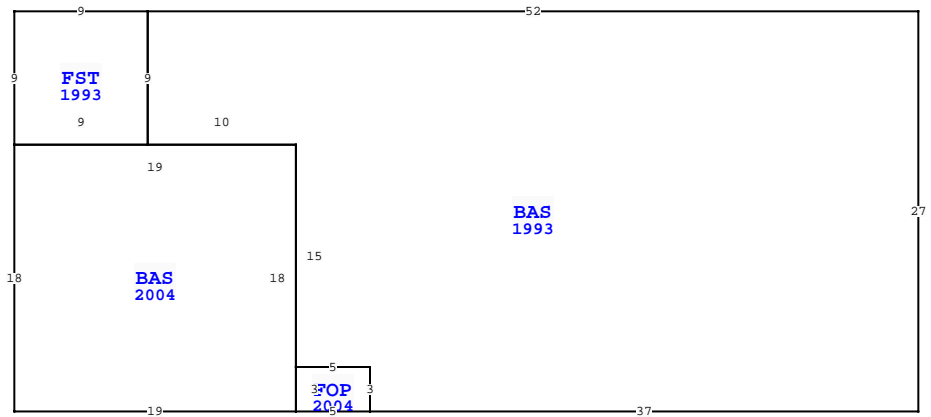


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1												1 SINGLE FAM - 100% - 2006	
												Heated Area: 1551	HX Base Yr 2006



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	1,209	100	1993	1,209	127,530
BAS	342	100	2004	342	36,076
FOP	15	30	2004	4	422
FST	81	55	1993	45	4,747
TOTALS	1,647			1,600	168,774

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 6				Tax Dist:
BUILDING MARKET VALUE				168,774
TOTAL MARKET OB/XF VALUE				0
TOTAL LAND VALUE - MARKET				97,500
TOTAL MARKET VALUE				266,274
SOH/AGL Deduction				128,954
ASSESSED VALUE				137,320
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				86,598
TOTAL JUST VALUE				266,274
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				241,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7544	NEW CONSTR	2,760	07/10/1991
4383	NEW CONSTR	2,750	06/28/1991
3834	H/AC	2,650	06/28/1991
7344	NEW CONSTR	37,395	06/24/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1301/1139	3/14/2005	WD Q	Q	I		140,000
GRANTOR: MCLAUGHLIN GEORGE W J						
GRANTEE: CORLISS TERRY L & D						
0636/0604	9/16/1991	WD Q	Q	I		66,300
GRANTOR: SANDEL & JONES						
GRANTEE: MCLAUGHLIN GEORGE J						

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

44588 PINEBREEZE BLVD, CALLAHAN										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	05/09/2025
										INC DATE		AG DATE	MLU

BUILDING NOTES				

BUILDING DIMENSIONS				
BAS=[YR=1993] W52 FST=[YR=1993] W9 S9 BAS=[YR=2004] S18				
E19 FOP=[YR=2004] E5 N3 W5 S3 \$ N18 W19 \$ E9 N9 \$ S9 E10 S15				
E5 S3 E37 N27 \$.				

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	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							