

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8029.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,162	100	1997
FOP	42	30	1997
FOP	48	30	1997
UOP	480	20	2012
TOTALS	2,732		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,285	104.8600	104.86	239,605	1997	1997	0	0	20.25	79.75

1 SINGLE FAM - 100% - 0  
Heated Area: 2162  
HX Base Yr 1992

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			191,085
TOTAL MARKET OB/XF VALUE			27,673
TOTAL LAND VALUE - MARKET			147,900
TOTAL MARKET VALUE			366,658
SOH/AGL Deduction			177,936
ASSESSED VALUE			188,722
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			138,000
TOTAL JUST VALUE			366,658
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			300,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M972203	H/AC	0	03/01/1997
B963354	NEW CONSTR	72,671	08/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0624/1039	4/25/1991	WD	Q	V	01	100
GRANTOR: WARTENBE STEPHEN						
GRANTEE: WARTENBE STEPHEN						
0622/1265	4/02/1991	WD	Q	V		15,000
GRANTOR: SANDEL & JONES						
GRANTEE: WARTENBE STEPHEN						

EXTRA FEATURES															44602 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	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1992	1992	3	20	2,800	
2	0350	CARPORT WD	0	100	20	24	480.00	SF	13.00	13.00	100	1992	1992	3	20	1,248	
3	0350	CARPORT WD	0	100	20	24	480.00	SF	13.00	13.00	100	1994	1994	3	20	1,248	
4	0812	CONCRETE C	0	100	0	0	3,088.00	SF	4.00	4.00	100	1994	1994	3	66	8,152	
5	1242	WD DECK A	0	100	12	13	156.00	SF	10.00	10.00	100	1995	1995	3	20	312	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
7	0812	CONCRETE C	0	100	0	0	2,173.00	SF	4.00	4.00	100	2000	2000	3	77	6,693	
8	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	100	2005	2005	3	22	1,320	
9	0351	CARPORT MT	0	100	22	38	836.00	SF	10.00	10.00	100	2005	2005	3	22	1,839	
10	0681	POLE SHED	0	100	10	24	240.00	SF	15.00	15.00	100	2005	2005	3	36	1,296	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/09/2025	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
UOP=[YR=2012] W40 S12 BAS=[YR=1997] W36 S29 E45 FOP=[YR=1997] E7 N6 W7 S6\$ N6 E7 S6 E24 N11 FOP=[YR=1997] E6 N8 W6 S8\$ N18 W40\$ E40 N12\$.														

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	4.93	AC		1.00	1.00	1.00	30,000.00	30,000.00	147,900							