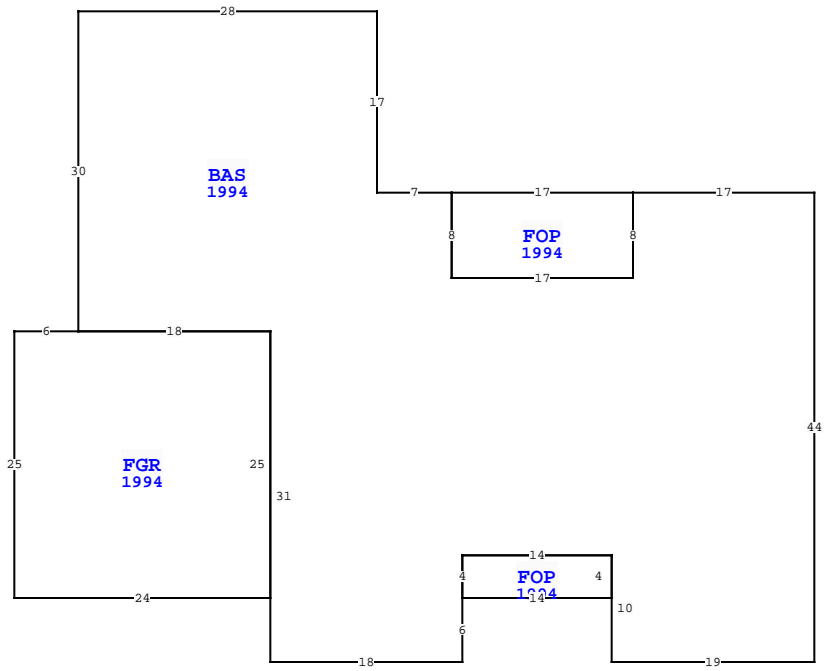


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	20 FACE BRICK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	3,066	96.6000	127.51	390,946	1994	1999	0	0	0	18.75	81.25		
1 SNGL FAM - 100% - 2001 Heated Area: 2678 HX Base Yr 2001														



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,678	100	1994	2,678	277,446
FGR	600	55	1994	330	34,188
FOP	56	30	1994	17	1,762
FOP	136	30	1994	41	4,248
TOTALS	3,470			3,066	317,644

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	0511	GARAGE CB-	0	100	25	29		40.00	100	1994	1994	3	66	19,140	
2	0812	CONCRETE C	0	100	0	0		4.00	100	1994	1994	3	66	7,740	

44650 PINEBREEZE BLVD, CALLAHAN										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	05/21/2025
										INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			317,644
TOTAL MARKET OB/XF VALUE			26,880
TOTAL LAND VALUE - MARKET			67,500
TOTAL MARKET VALUE			412,024
SOH/AGL Deduction			237,165
ASSESSED VALUE			174,859
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			124,137
TOTAL JUST VALUE			412,024
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			398,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B94881	NEW CONSTR	126,784	03/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0271	5/30/2000	WD	U	I	07	100
GRANTOR: HERRING WILLARD G & J						
GRANTEE: HASKIN KAREN & MARK						
0680/1371	5/13/1993	WD	Q	V		14,000
GRANTOR: SANDEL & JONES						
GRANTEE: HERRING WILLARD & J						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1994] W17 FOP=[YR=1994] W17 S8 E17 N8 \$ S8 W17 N8 W7 N17 W28 S30 FGR=[YR=1994] W6 S25 E24 N25 W18 \$ E18 S31 E18 N6 FOP=[YR=1994] E14 N4 W14 S4 \$ N4 E14 S10 E19 N44 \$.													

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	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							