PT OF MCARTHURS ADD WEST
OF BROWN ST
ESMTS OR 504/1274 & OR 508/276

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

**2025**

**49-2N-25-4140-0025-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

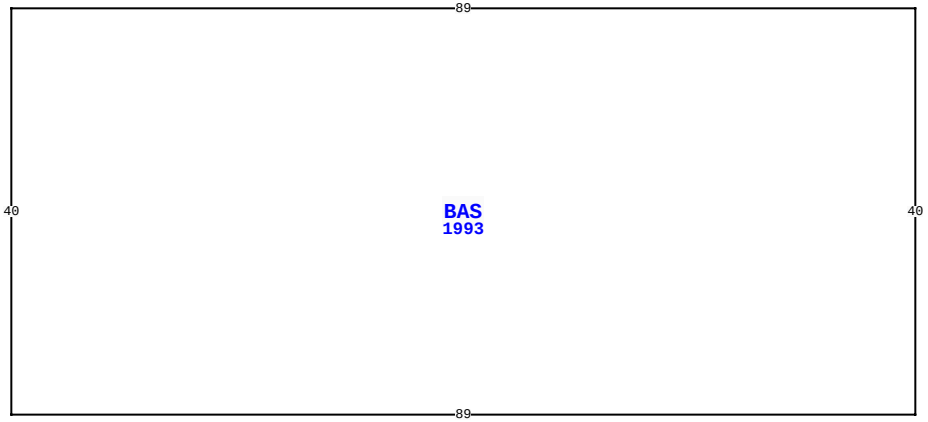
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 07 | CORK/VTILE 10 |
| Air Condition | 03 | CENTRAL 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,560 | 100 | 1993 | 3,560 | 150,188 |
| TOTALS | 3,560 | | | 3,560 | 150,188 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | MA | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0301 | 03 | 3,560 | 109.0770 | 92.72 | 330,083 | 1975 | 1975 | 0 | 0 | 30 | 24.50 | 45.50 |

1 APARTMENT – 0% - 0 Heated Area: 3560 HX Base Yr




45085 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 | 821,130 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 943,828 |
| SOH/AGL Deduction | 180,225 |
| ASSESSED VALUE | 763,603 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 763,603 |
| TOTAL JUST VALUE | 943,828 |
| NCON VALUE | 0 |
| INCOME VALUE | 943,828 |
| PREVIOUS YEAR MKT VALUE | 929,609 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M2597 | H/AC | 3,000 | 04/24/2003 |
| B2577 | REMODEL | 34,000 | 04/11/2003 |
| B01-3 | REMODEL | 32,000 | 06/01/2001 |
| 2224 | NEW CONSTR | 42,750 | 07/27/1988 |
| 2218 | NEW CONSTR | 767,500 | 07/13/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1714/0491 | 12/10/2010 | WD | U | I | 30 | 346,600 |
| GRANTOR: CALLAHAN LTD | | | | | | |
| GRANTEE: PINE TERRACE CALLAH | | | | | | |
| 0187/0609 | 1/01/1975 | WD | Q | V | | 48,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W89 S40 E89 N40$ .

## 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 | 40,849.00 | SF | 4.00 | 4.00 | 100 | 1975 | 1975 | 3 | 25 | 40,849 | |
| 2 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 4.00 | UT | 2,530.00 | 2,530.00 | 100 | 1975 | 1975 | 3 | 20 | 2,024 | |
| 3 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 62.00 | UT | 25.00 | 25.00 | 100 | 1975 | 1975 | 3 | 34 | 527 | |
| 4 | 0975 | ST LT/ARM | 0 | 0 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 1975 | 1975 | 3 | 20 | 100 | |
| 5 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 393.00 | LF | 15.00 | 15.00 | 100 | 1975 | 1975 | 3 | 34 | 2,004 | |
| 6 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 6.00 | UT | 100.00 | 100.00 | 100 | 1985 | 1985 | 3 | 100 | 600 | |
| 7 | 0476 | VF 6 SBPL | 0 | 0 | 0 | 0 | 96.00 | LF | 32.00 | 32.00 | 100 | 2010 | 2010 | 3 | 76 | 2,335 | |
| 8 | 0470 | VNYL GATE | 0 | 0 | 0 | 0 | 6.00 | UT | 225.00 | 225.00 | 100 | 2010 | 2010 | 3 | 76 | 1,026 | |
| 9 | 0462 | ST/AL FNC | 0 | 0 | 0 | 0 | 1,095.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 27 | 2,957 | |
| 10 | 0940 | SHEDS/PORT | 0 | 0 | 6 | 6 | 36.00 | SF | 30.00 | 30.00 | 100 | 2010 | 2010 | 3 | 40 | 432 | |

TOTAL OB/XF 52,854

## 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-FAMILY | 0 | | RM - | C 0.00 | 0.00 | 32.00 | UT | | 1.00 | 1.00 | 1.00 | 2,250.00 | 2,250.00 | 72,000 | | | | | | | |

REVIEW DATE 04/27/2022 BY KK Total Acres: 0.00 Total Land Value: 122,698 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT OF MCARTHURS ADD WEST
OF BROWN ST
ESMTS OR 504/1274 & OR 508/276

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

**2025**

**49-2N-25-4140-0025-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
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| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 07 | CORK/VTILE 10 |
| 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 |

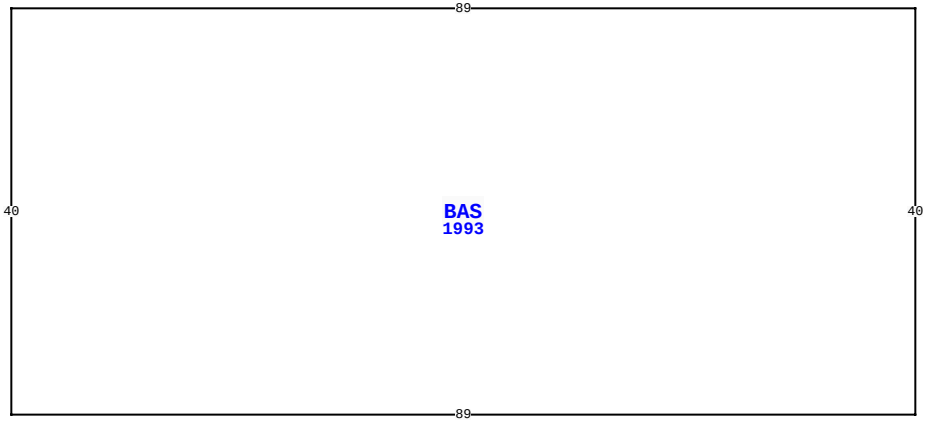
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,560 | 100 | 1993 | 3,560 | 150,188 |
| TOTALS | 3,560 | | | 3,560 | 150,188 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | MA | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0301 | 03 | 3,560 | 109.0770 | 92.72 | 330,083 | 1975 | 1975 | 0 | 0 | 30 | 24.50 | 45.50 |

2 APARTMENT – 0% - 0 Heated Area: 3560 HX Base Yr




45085 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 | 821,130 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 943,828 |
| SOH/AGL Deduction | 180,225 |
| ASSESSED VALUE | 763,603 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 763,603 |
| TOTAL JUST VALUE | 943,828 |
| NCON VALUE | 0 |
| INCOME VALUE | 943,828 |
| PREVIOUS YEAR MKT VALUE | 929,609 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1714/0491 | 12/10/2010 | WD | U | I | 30 | 346,600 |
| GRANTOR: CALLAHAN LTD | | | | | | |
| GRANTEE: PINE TERRACE CALLAH | | | | | | |
| 0187/0609 | 1/01/1975 | WD | Q | V | | 48,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W89 S40 E89 N40$ .

## 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: 122,698 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT OF MCARTHURS ADD WEST
OF BROWN ST
ESMTS OR 504/1274 & OR 508/276

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

**2025**

**49-2N-25-4140-0025-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 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 | 07 | CORK/VTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 |

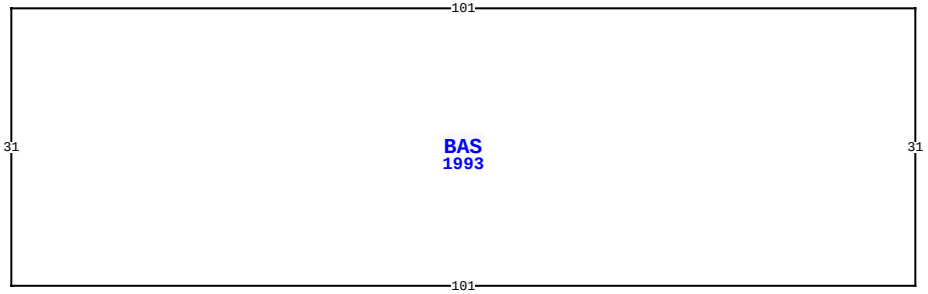
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,131 | 100 | 1993 | 3,131 | 134,625 |
| TOTALS | 3,131 | | | 3,131 | 134,625 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | MA | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0301 | 03 | 3,131 | 111.1760 | 94.50 | 295,880 | 1975 | 1975 | 0 | 0 | 30 | 24.50 | 45.50 |

3 APARTMENT – 0% - 0 Heated Area: 3131 HX Base Yr




45085 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 | 821,130 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 943,828 |
| SOH/AGL Deduction | 180,225 |
| ASSESSED VALUE | 763,603 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 763,603 |
| TOTAL JUST VALUE | 943,828 |
| NCON VALUE | 0 |
| INCOME VALUE | 943,828 |
| PREVIOUS YEAR MKT VALUE | 929,609 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1714/0491 | 12/10/2010 | WD | U | I | 30 | 346,600 |
| GRANTOR: CALLAHAN LTD | | | | | | |
| GRANTEE: PINE TERRACE CALLAH | | | | | | |
| 0187/0609 | 1/01/1975 | WD | Q | V | | 48,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W101 S31 E101 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: 122,698 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT OF MCARTHURS ADD WEST
OF BROWN ST
ESMTS OR 504/1274 & OR 508/276

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

**2025**

**49-2N-25-4140-0025-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 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 | 07 | CORK/VTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 |

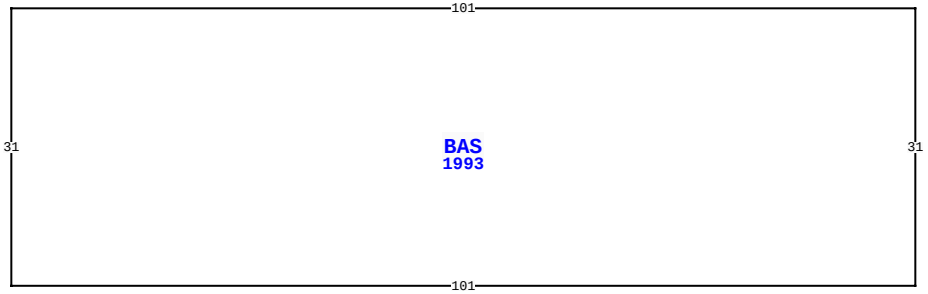
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,131 | 100 | 1993 | 3,131 | 134,625 |
| TOTALS | 3,131 | | | 3,131 | 134,625 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | MA | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0301 | 03 | 3,131 | 111.1760 | 94.50 | 295,880 | 1975 | 1975 | 0 | 0 | 30 | 24.50 | 45.50 |

4 APARTMENT – 0% - 0 Heated Area: 3131 HX Base Yr




45085 BROWN ST, CALLAHAN

| | | | | |
|---|---|---|---|---|
| BLD DATE | 04/27/2022 | KK | LGL DATE | |
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| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 821,130 |
| TOTAL MARKET OB/XF VALUE | 0 |
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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

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|---|---|---|---|---|---|---|
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| GRANTOR: CALLAHAN LTD | | | | | | |
| GRANTEE: PINE TERRACE CALLAH | | | | | | |
| 0187/0609 | 1/01/1975 | WD | Q | V | | 48,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W101 S31 E101 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 |
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REVIEW DATE 04/27/2022 BY KK Total Acres: 0.00 Total Land Value: 122,698 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

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

**2025**

**49-2N-25-4140-0025-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

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| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 |
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DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
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| TOTALS | 3,131 | | | 3,131 | 139,796 |

## MARKET ADJUSTMENTS

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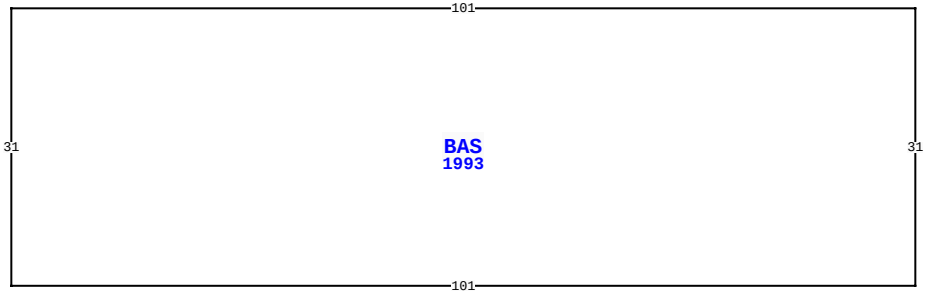
5 APARTMENT – 0% - 0 Heated Area: 3131 HX Base Yr




45085 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 |
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| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 943,828 |
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| ASSESSED VALUE | 763,603 |
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| BASE TAXABLE VALUE | 763,603 |
| TOTAL JUST VALUE | 943,828 |
| NCON VALUE | 0 |
| INCOME VALUE | 943,828 |
| PREVIOUS YEAR MKT VALUE | 929,609 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1714/0491 | 12/10/2010 | WD | U | I | 30 | 346,600 |
| GRANTOR: CALLAHAN LTD | | | | | | |
| GRANTEE: PINE TERRACE CALLAH | | | | | | |
| 0187/0609 | 1/01/1975 | WD | Q | V | | 48,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W101 S31 E101 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: 122,698 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT OF MCARTHURS ADD WEST
OF BROWN ST
ESMTS OR 504/1274 & OR 508/276

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

**2025**

**49-2N-25-4140-0025-0030**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 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 | 07 | CORK/VTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 |

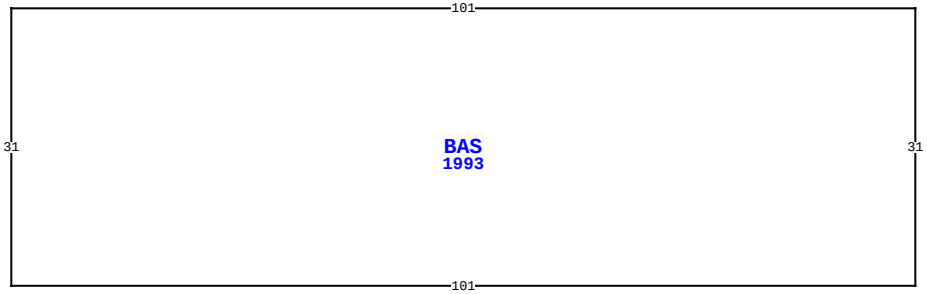
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,131 | 100 | 1993 | 3,131 | 134,625 |
| TOTALS | 3,131 | | | 3,131 | 134,625 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | MA | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0301 | 03 | 3,131 | 111.1760 | 94.50 | 295,880 | 1975 | 1975 | 0 | 0 | 30 | 24.50 | 45.50 |

6 APARTMENT – 0% - 0 Heated Area: 3131 HX Base Yr




45085 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 | 821,130 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 943,828 |
| SOH/AGL Deduction | 180,225 |
| ASSESSED VALUE | 763,603 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 763,603 |
| TOTAL JUST VALUE | 943,828 |
| NCON VALUE | 0 |
| INCOME VALUE | 943,828 |
| PREVIOUS YEAR MKT VALUE | 929,609 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

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| GRANTEE: PINE TERRACE CALLAH | | | | | | |
| 0187/0609 | 1/01/1975 | WD | Q | V | | 48,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W101 S31 E101 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: 122,698 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

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**2025**

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## NASSAU COUNTY PROPERTY



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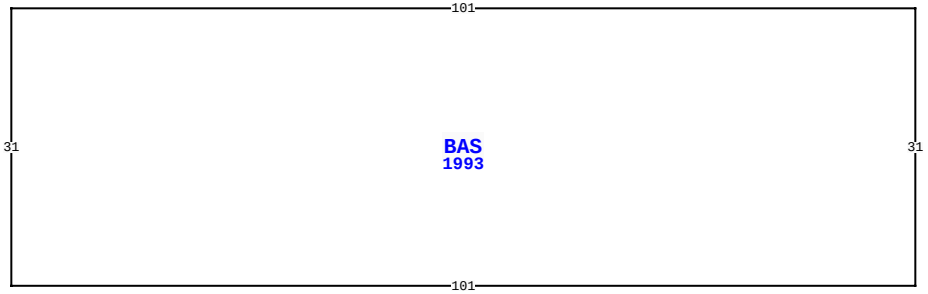


45085 BROWN ST, CALLAHAN

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|---|---|---|---|---|
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|---|---|---|---|
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| GRANTOR: | | | | | | |
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### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W101 S31 E101 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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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: 122,698 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS