

PT OF LOT 25
IN OR 1714/499
MCARTHURS ADDITION PB 3/16

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

2025

49-2N-25-4140-0025-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
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		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	2,592	100	1993	2,592	116,788
FOP	40	30	1993	12	541
FOP	40	30	1993	12	541
FOP	40	30	1993	12	541
FOP	40	30	1993	12	541
FOP	55	30	1993	16	721
FOP	55	30	1993	16	721
FST	65	55	1993	36	1,622
FST	65	55	1993	36	1,622
TOTALS	2,992			2,744	123,636

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	35,320.00	SF	4.00
2	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00
3	0402	CONC BUMPE	0	0	0	0	52.00	UT	25.00
4	0400	CONC CURB	0	0	0	0	1,615.00	LF	15.00
5	4950	BOLLARD	0	0	0	0	4.00	UT	100.00
6	0680	POLE SHED	0	0	20	11	220.00	SF	10.00
7	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00
8	0812	CONCRETE C	0	0	56	20	1,120.00	SF	4.00
9	0350	CARPORT WD	0	0	31	17	527.00	SF	13.00
10	0476	VF 6 SBPL	0	0	0	0	156.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000300	C	MULTI-FAMILY	0	0006	RM - C	0.00	0.00	32.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND	
0301	03	2,744	115.2320	97.95	268,775	1986	1986		0	0	25	29.00	46.00
1 APARTMENT - 0% - 0 Heated Area: 2592 HX Base Yr													

BLD DATE	04/27/2022	KK	LGL DATE	
XF DATE			LAND DATE	07/02/2025
INC DATE	07/02/2025	DC	AG DATE	
45171 BROWN ST, CALLAHAN				

TOTAL OB/XF													
92,879													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	000300	C	MULTI-FAMILY	0	0006	RM - C	0.00	0.00	32.00	UT		1.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 8									
VALUATION SUMMARY									
VALUATION BY					DIRECT_CAP				
Tax Group: 1					Tax Dist:				
BUILDING MARKET VALUE					733,431				
TOTAL MARKET OB/XF VALUE					0				
TOTAL LAND VALUE - MARKET					0				
TOTAL MARKET VALUE					788,635				
SOH/AGL Deduction					0				
ASSESSED VALUE					788,635				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					788,635				
TOTAL JUST VALUE					788,635				
NCON VALUE					0				
INCOME VALUE					788,635				
PREVIOUS YEAR MKT VALUE					788,486				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E4122	REMODEL	0	05/24/2017
M4122	MECH OTHER	0	05/16/2017
P4122	REMODEL	0	05/15/2017
B4122	REPAIR/RRF	0	04/27/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1714/0499	12/10/2010	WD	U	I	30	1,144,700
GRANTOR: PINE TERRACE LTD						
GRANTEE: PINE TERRACE CALLAH						
0469/0651	10/01/1985	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W8 FOP=[YR=1993] W8 FST=[YR=1993] W13 FOP=[YR=1993] W8 N5 E8 S5 \$ N5 E13 S5 \$ N5 E8 S5 \$ W45 FOP=[YR=1993] W8 FST=[YR=1993] W13 FOP=[YR=1993] W8 N5 E8 S5 \$ N5 E13 S5 \$ N5 E8 S5 \$ W37 S31 E6 N3 E11 FOP=[YR=1993] S5 E11 N5 W11 \$ E22 S3 E12 N3 E11 FOP=[YR=1993] S5 E11 N5 W11 \$ E22 S3 E6 N31 \$.									

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MCARTHURS ADDITION PB 3/16

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ATLANTA, GA 30339

2025

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BUILDING CHARACTERISTICS		
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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
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		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	2,592	100	1993	2,592	116,788
FOP	40	30	1993	12	541
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FST	65	55	1993	36	1,622
FST	65	55	1993	36	1,622
TOTALS	2,992			2,744	123,636

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
11	0470	VNYL GATE	0	0	0	0	
12	0810	CONCRETE A	0	0	0	0	
13	0811	CONCRETE B	0	0	0	0	
14	0476	VF 6 SBPL	0	0	0	0	
15	0470	VNYL GATE	0	0	0	0	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND		
0301	03	2,744	115.2320	97.95	268,775	1986	1986		0	0	25	29.00	46.00	
2 APARTMENT - 0% - 0 Heated Area: 2592 HX Base Yr														
45171 BROWN ST, CALLAHAN														
BLD DATE 04/27/2022 KK LGL DATE 07/02/2025 DC XF DATE 07/02/2025 DC INC DATE 07/02/2025 DC														

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
VALUATION BY										DIRECT_CAP				
Tax Group: 1										Tax Dist:				
BUILDING MARKET VALUE										733,431				
TOTAL MARKET OB/XF VALUE										0				
TOTAL LAND VALUE - MARKET										0				
TOTAL MARKET VALUE										788,635				
SOH/AGL Deduction										0				
ASSESSED VALUE										788,635				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										788,635				
TOTAL JUST VALUE										788,635				
NCON VALUE										0				
INCOME VALUE										788,635				
PREVIOUS YEAR MKT VALUE										788,486				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1714/0499	12/10/2010	WD	U	I	30	1,144,700	
GRANTOR: PINE TERRACE LTD							
GRANTEE: PINE TERRACE CALLAH							
0469/0651	10/01/1985	WD	U	V		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=1993] W8 FOP=[YR=1993] N5 W8 FST=[YR=1993] W13 FOP=[YR=1993] W8 S5 E8 N5 \$ S5 E13 N5 \$ S5 E8 \$ W45 FOP=[YR=1993] N5 W8 FST=[YR=1993] W13 FOP=[YR=1993] W8 S5 E8 N5 \$ S5 E13 N5 \$S5 E8 \$ W37 S31 E6 N3 E11 FOP=[YR=1993] S5 E11 N5 W11 \$ E22 S3 E12 N3 E11 FOP=[YR=1993] S5 E11 N5 W11 \$ E22 S3 E6 N31 \$.														

**PINE TERRACE CALLAHAN LP/
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ATLANTA, GA 30339**

49-2N-25-4140-0025-0050

[illegible]

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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0301	03	4,116	113.0160	96.06	395,383	1986	1986	0	0	25	29.00	46.00

7 APARTMENT - 0% - 0

Heated Area: 3888

HX Base Yr

Diagram illustrating the layout of the building footprint, showing room divisions and dimensions. The layout includes a central horizontal section and two vertical wings. The central section has a width of 31 feet and a length of 45 feet. The wings are 31 feet wide and 37 feet long. The central section has a width of 31 feet and a length of 45 feet. The wings are 31 feet wide and 37 feet long. The central section has a width of 31 feet and a length of 45 feet. The wings are 31 feet wide and 37 feet long.

Room labels and dimensions (in feet):

- Top Left Wing: 31' x 37' (FOP 1993, FST 1993, FOP 1993)
- Top Right Wing: 31' x 37' (FOP 1993, FST 1993, FOP 1993)
- Central Section: 31' x 45' (BAS 1993)
- Bottom Left Wing: 31' x 37' (FOP 1993, FST 1993, FOP 1993)
- Bottom Right Wing: 31' x 37' (FOP 1993, FST 1993, FOP 1993)

** This building has 12 Sub Areas

BLD DATE	04/27/2022	KK	LGL DATE	07/02/2025	DC
XF DATE			LAND DATE		
INC DATE	07/02/2025	DC	AG DATE		

[illegible]

NASSAU COUNTY PROPERTY		PAGE 7 of 8	1
VALUATION SUMMARY			
VALUATION BY			DIRECT CAP
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			733, 431
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			788, 635
SOH/AGL Deduction			0
ASSESSED VALUE			788, 635
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			788, 635
TOTAL JUST VALUE			788, 635
NCON VALUE			0
INCOME VALUE			788, 635
PREVIOUS YEAR MKT VALUE			788, 486

[illegible]

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
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0469/0651	10/01/1985	WD	U	V		100	
GRANTOR:							
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BUILDING NOTES									
BUILDING DIMENSIONS BAS=[YR=1993] W8 FOP=[YR=1993] N5 W8 FST=[YR=1993] W13 FOP=[YR=1993] W8 S5 E8 N5 \$ S5 E13 N5 \$ S5 E8 \$ W45 FOP=[YR=1993] N5 W8 FST=[YR=1993] W13 FOP=[YR=1993] W8 S5 E8 N5 \$ S5 E13 N5 \$S5 E8 \$ W45 FOP=[YR=1993] N5 W8 FST=[YR=1993] W13 FOP=[YR=1993] W8 S5 E8 N5 \$ S5 E13 N5\$ S5 E8 \$ W37 S31 E6 N3 E11 FOP=[YR=1993] S5 E11 N5 W11 \$ E22 S3 E12 N3 E11 FOP=[YR=1993] S5 E11 N5 W11 \$ E22 S3 E12 N3 E11 FOP=[YR=1993] S5 E11 N5 W11 \$ E22 S3 E6 N31 \$.									

REVIEW DATE	04/27/2022	BY	KK	Total Acres: 0.00	Total Land Value: 55,204	Market: 0	Agricultural: 0	Common: 0	PRINTED 07/30/2025 BY SYS
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[illegible]