

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

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



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 7				1										
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND	VALUATION SUMMARY																					
Exterior Wall		17	CB STUCCO 100							0301	03	3,560	109.0770	96.26	342,686	1975	1975	0	0	30	25.00	45.00	VALUATION BY					DIRECT_CAP																
Roof Structur		03	GABLE/HIP 100							1 APARTMENT 0% - 0										Heated Area: 3560					HX Base Yr					Tax Group: 1					Tax Dist:					1,032,082				
Roof Cover		05	COMP SHNGL 100							40 89 40 89 BAS 1993										BUILDING MARKET VALUE					Tax Dist:					1,032,082														
Interior Wall		03	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					0																			
Interior Floo		14	CARPET 90																	TOTAL LAND VALUE - MARKET					0																			
Interior Floo		07	CORK/VTILE 10																	TOTAL MARKET VALUE					1,186,301																			
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					346,338																			
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					839,963																			
Bedrooms			1 100																	TOTAL EXEMPTION VALUE					0																			
Bathrooms			1 100																	BASE TAXABLE VALUE					839,963																			
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					1,186,301																			
Story Height			0 100																	NCON VALUE					0																			
RMS			0 100							INCOME VALUE					1186301																													
Units			6 100							PREVIOUS YEAR MKT VALUE					943,828																													
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	154,209																																							
TOTALS		3,560			3,560	154,209																																						
EXTRA FEATURES							45085 BROWN ST, 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	0812	CONCRETE C	0	0	0	0	40,849.00	SF	4.00	4.00	100	1975	1975	3	24	39,215																												
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	32	496																												
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	32	1,886																												
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	74	2,273																												
8	0470	VNYL GATE	0	0	0	0	6.00	UT	225.00	225.00	100	2010	2010	3	74	999																												
9	0462	ST/AL FNC	0	0	0	0	1,095.00	SF	10.00	10.00	100	2000	2000	3	26	2,847																												
10	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	2010	2010	3	35	378																												
LAND DESCRIPTION							TOTAL OB/XF										50,818																											
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																				
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																											
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