



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	119,929
FOP	40	30	1993	12	555
FOP	40	30	1993	12	555
FOP	40	30	1993	12	555
FOP	40	30	1993	12	555
FOP	55	30	1993	16	740
FOP	55	30	1993	16	740
FST	65	55	1993	36	1,666
FST	65	55	1993	36	1,666
TOTALS	2,992			2,744	126,962

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	35,320.00	SF	4.00	4.00	62,163
2	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	1,113
3	0402	CONC BUMPE	0	0	0	0	52.00	UT	25.00	25.00	728
4	0400	CONC CURB	0	0	0	0	1,615.00	LF	15.00	15.00	13,566
5	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	400
6	0680	POLE SHED	0	0	20	11	220.00	SF	10.00	10.00	440
7	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	691
8	0812	CONCRETE C	0	0	56	20	1,120.00	SF	4.00	4.00	1,971
9	0350	CARPORT WD	0	0	31	17	527.00	SF	13.00	13.00	2,398
10	0476	VF 6 SBPL	0	0	0	0	156.00	LF	32.00	32.00	3,894

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

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	101.69	279,037	1986	1986		0	0	25	29.50	45.50
1 APARTMENT 0% - 0 Heated Area: 2592 HX Base Yr													
45171 BROWN ST, CALLAHAN													

BLD DATE	04/27/2022	KK	LGL DATE	
XF DATE			LAND DATE	07/02/2025
INC DATE	05/13/2026	DG	AG DATE	DC

TOTAL OB/XF													
87,364													

NASSAU COUNTY PROPERTY													
PAGE 1 of 8													
VALUATION SUMMARY													
DIRECT_CAP													
Tax Group: 1 Tax Dist:													
BUILDING MARKET VALUE 967,136													
TOTAL MARKET OB/XF VALUE 0													
TOTAL LAND VALUE - MARKET 0													
TOTAL MARKET VALUE 1,039,931													
SOH/AGL Deduction 172,432													
ASSESSED VALUE 867,499													
TOTAL EXEMPTION VALUE 0													
BASE TAXABLE VALUE 867,499													
TOTAL JUST VALUE 1,039,931													
NCON VALUE 0													
INCOME VALUE 1039931													
PREVIOUS YEAR MKT VALUE 788,635													

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 \$.													

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

2026

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



BUILDING CHARACTERISTICS		
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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	

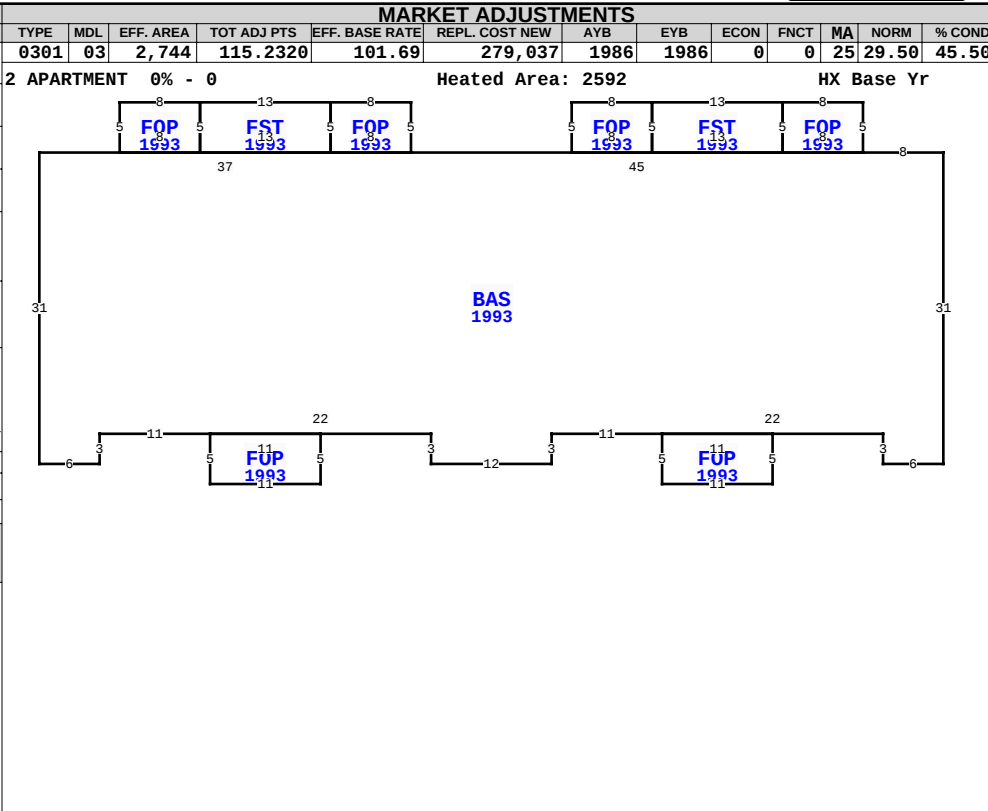
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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FST	65	55	1993	36	1,666

TOTALS	2,992			2,744	126,962
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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

REVIEW DATE 01/01/2023 BY CD



BLD DATE	04/27/2022	KK	LGL DATE	
XF DATE			LAND DATE	07/02/2025
INC DATE	05/13/2026	DG	AG DATE	DC

TOTAL OB/XF														
6,527														

Total Acres: 0.00 Total Land Value: 72,795 Market: 0 Agricultural: 0 Common: 0

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
VALUATION BY										DIRECT_CAP				
Tax Group: 1										Tax Dist:				
BUILDING MARKET VALUE										967,136				
TOTAL MARKET OB/XF VALUE										0				
TOTAL LAND VALUE - MARKET										0				
TOTAL MARKET VALUE										1,039,931				
SOH/AGL Deduction										172,432				
ASSESSED VALUE										867,499				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										867,499				
TOTAL JUST VALUE										1,039,931				
NCON VALUE										0				
INCOME VALUE										1039931				
PREVIOUS YEAR MKT VALUE										788,635				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
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GRANTEE: PINE TERRACE CALLAH									
0469/0651	10/01/1985	WD	U	V		100			
GRANTOR:									

BUILDING NOTES														
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BUILDING DIMENSIONS														
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TOTAL OB/XF														
6,527														

PRINTED 07/09/2026 BY SYS

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

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

[illegible]

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

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[illegible]

PINE TERRACE CALLAHAN LP/
C/O PROPERTY TAX EAGLE, 3111 PACES MILL RD STE A-250
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0301	03	4,116	113.0160	99.74	410,530	1986	1986	0	0	25	29.50	45.50

7 APARTMENT 0% - 0

Heated Area: 3888

HX Base Yr

Diagram showing room layout and dimensions (Area, Name):

- Top Left: 8 FOP, 13 FST, 5 FOP
- Top Middle: 8 FOP, 13 FST, 3 FOP
- Top Right: 8 FOP, 13 FST, 5 FOP
- Bottom Left: 6 FOP, 11 FST, 3 FOP
- Bottom Middle: 6 FOP, 11 FST, 3 FOP
- Bottom Right: 6 FOP, 11 FST, 3 FOP

Dimensions (Feet):

- Top Left: 8, 13, 5
- Top Middle: 8, 13, 3
- Top Right: 8, 13, 5
- Bottom Left: 6, 11, 3
- Bottom Middle: 6, 11, 3
- Bottom Right: 6, 11, 3

Central Area: BAS 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			05/13/2026		

[illegible]

NASSAU COUNTY PROPERTY		PAGE 7 of 8	1
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			967,136
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			1,039,931
SOH/AGL Deduction			172,432
ASSESSED VALUE			867,499
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			867,499
TOTAL JUST VALUE			1,039,931
NCON VALUE			0
INCOME VALUE			1039931
PREVIOUS YEAR MKT VALUE			788,635

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BUILDING DIMENSIONS	
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REVIEW DATE	01/01/2023	BY	CD	Total Acres: 0.00	Total Land Value: 72,795	Market: 0	Agricultural: 0	Common: 0	PRINTED 07/09/2026 BY SYS
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C/O PROPERTY TAX EAGLE, 3111 PACES MILL RD STE A-250
ATLANTA, GA 30339**

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[illegible]