

IN OR 577/353 & OR 470/458 &
OR 543/699
ESMT OR 497/946 R235753

GALLER MARY LOU
44281 PINEBREEZE BOULEVARD
CALLAHAN, FL 32011

2023

04-1N-25-0000-0001-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	16,685
UEP	240	70	168	3,034
UOP	160	25	40	722

TOTALS	1,324		1,132	20,440
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0 100	20	10	200.00	SF	19.50	19.50	
3	0681	POLE SHED	0 100	6	9	54.00	SF	15.00	15.00	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.08	AC
2	000115	C	SFR ACRES	100	0006		0.00	0.00	1.08	AC
3	000115	C	SFR ACRES	100	0006		0.00	0.00	1.07	AC

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,132	92.6000	60.19	68,135	1984	1985	0	0	70.00	30.00	
1 M/H 93- - 100% - 0 Heated Area: 924 HX Base Yr												
44281 PINEBREEZE BLVD, CALLAHAN												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/19/2023 MLU												

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		20,440	
TOTAL MARKET OB/XF VALUE		1,169	
TOTAL LAND VALUE - MARKET		145,350	
TOTAL MARKET VALUE		166,959	
SOH/AGL Deduction		127,945	
ASSESSED VALUE		39,014	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		14,014	
TOTAL JUST VALUE		166,959	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		73,551	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17660	CARPORT	1,400	10/31/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0577/0353	8/18/1989	WD	U	V	07	100
GRANTOR: BELL BRENDA JOYCE R						
GRANTEE: GALLER MARY LOU						
0577/0051	8/15/1989	WD	U	V	06	1,200
GRANTOR: BELL BRENDA JOYCE R						
GRANTEE: GALLER MARY LOU						

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=1993] W30 UOP=[YR=2007] N8 W20 S8 E20\$ W36 S14 E42 UEP=[YR=2004] S10 E24 N10 W24\$ E24 N14\$.										