LOTS 1 & 4
AMENDED CUSHING CREEK ESTATE
PB 6/92

LANGHORNE MIKAL
44935 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2023

04-1N-25-276C-0004-0000

BUILDING CHARACTERISTICS

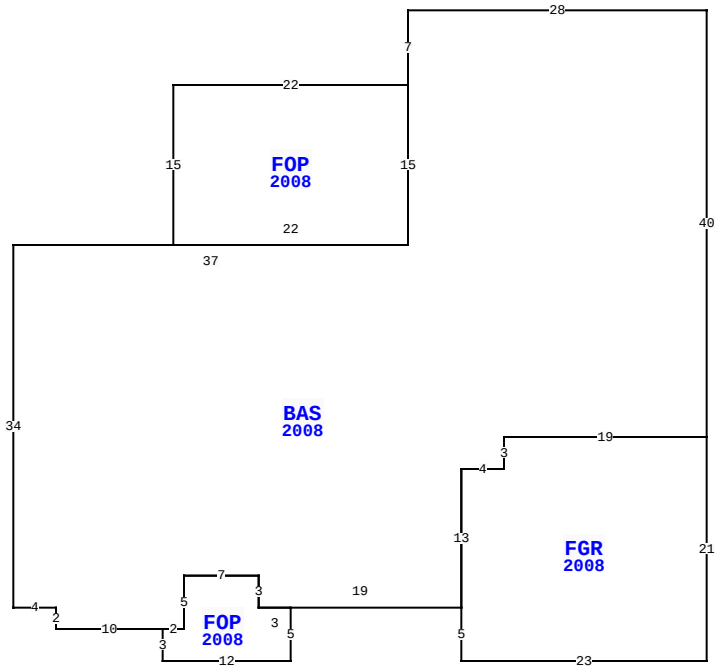
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	03	COMP SHNGL 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,473	100	2,473	278,540
FGR	471	55	259	29,171
FOP	77	30	23	2,591
FOP	330	30	99	11,151
TOTALS	3,351		2,854	321,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,854	101.9900	121.11	345,648	2008	2008	0	0	0	7.00	93.00

2 SNGL FAM – 100% - 2009 Heated Area: 2473 HX Base Yr 2009



44935 PINEBREEZE CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		345,769
TOTAL MARKET OB/XF VALUE		57,943
TOTAL LAND VALUE - MARKET		104,775
TOTAL MARKET VALUE		508,487
SOH/AGL Deduction		262,891
ASSESSED VALUE		245,596
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		195,596
TOTAL JUST VALUE		508,487
NCON VALUE		58,811
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002916	CARPORT	27,256	03/06/2023
M2101820	H/AC	7,700	02/16/2021
M13728	MECH OTHER	0	04/01/2008
R11103	REPAIR/RRF	5,000	03/01/2008
P12867	OTHER	0	11/01/2007
C20696	CO ISSUED	0	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1998/1283	8/23/2015	SW	U	V	37	1,000
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: LANGHORNE MIKAL						
1424/1095	6/29/2006	WD	Q	V		35,000
GRANTOR: ORTIZ ISMAEL G & JULI						
GRANTEE: LANGHORNE MIKAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W28 S7 FOP=[YR=2008] W22 S15 E22 N15$ S15 W37 S34 E4 S2 E10 FOP=[YR=2008] S3 E12 N5 W3 N3 W7S5W2$E2N5 E7 S3 E19 FGR=[YR=2008] S5 E23 N21 W19 S3 W4 S13$ N13 E4 N3 E19 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
2	0812	CONCRETE C	0	100	0	0	2,940.00	SF	4.00	4.00	100	2008	2008	3	90	10,584	
3	0810	CONCRETE A	0	100	55	4	220.00	SF	6.50	6.50	100	2008	2008	3	90	1,287	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	93	1,860	
5	0810	CONCRETE A	0	100	60	4	240.00	SF	6.50	6.50	100	2017	2017	3	97	1,513	
6	1242	WD DECK A	0	100	0	0	954.00	SF	10.00	10.00	100	2018	2018	3	86	8,204	
7	0525	GAZEBO	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2016	2016	3	84	8,400	
8	0812	CONCRETE C	0	100	0	0	1,292.00	SF	4.00	4.00	100	2021	2021	3	100	5,168	
9	0810	CONCRETE A	0	100	40	4	160.00	SF	6.50	6.50	100	2022	2022	3	100	1,040	
10	0812	CONCRETE C	0	100	0	0	6,629.00	SF	3.00	3.00	100	2022	2022	3	100	19,887	

LAND DESCRIPTION

TOTAL OB/XF 57,943

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	000100	C	SFR	100	0006		0.00	0.00	2.01	AC		1.00	1.00	1.00	45,000.00	45,000.00	90,450							
2	009630	C	SWAMP	0			0.00	0.00	28.65	AC		1.00	1.00	1.00	500.00	500.00	14,325							

REVIEW DATE 01/04/2023 BY KW Total Acres: 30.66 Total Land Value: 104,775 Market: 0 Agricultural: 0 Common: 104,775 PRINTED 08/02/2023 BY SYS

LOTS 1 & 4
AMENDED CUSHING CREEK ESTATE
PB 6/92

LANGHORNE MIKAL
44935 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

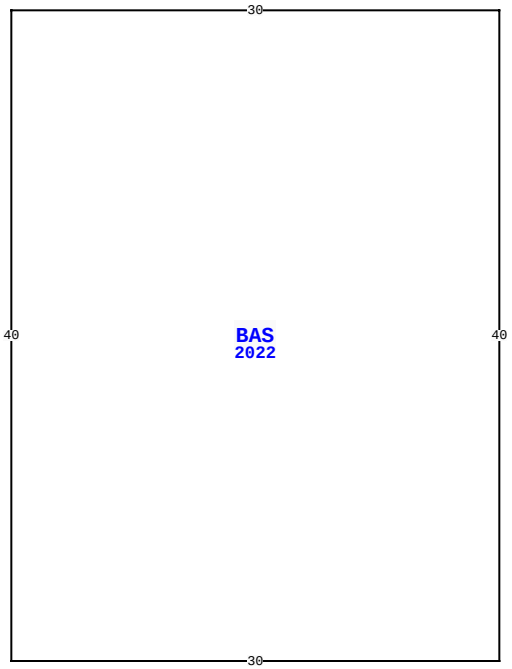
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	24,316
TOTALS	1,200		1,200	24,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	21.33	25,596	2017	2017	0	0	0	5.00	95.00

3 GARAGE RES – 100% - 2009 Heated Area: 1200 HX Base Yr 2009



44935 PINEBREEZE CIR, CALLAHAN

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XF DATE		LAND DATE	05/30/2023 MLU
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BASE TAXABLE VALUE		195,596
TOTAL JUST VALUE		508,487
NCON VALUE		58,811
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20696	NEW CONSTR	216,216	10/01/2007
MH992749	MH MOVE-ON	0	01/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: LANGHORNE MIKAL						
1424/1095	6/29/2006	WD	Q	V		35,000
GRANTOR: ORTIZ ISMAEL G & JULI						
GRANTEE: LANGHORNE MIKAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S40 E30 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

LAND DESCRIPTION

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 01/04/2023 BY KW Total Acres: 30.66 Total Land Value: 104,775 Market: 0 Agricultural: 0 Common: 104,775 PRINTED 08/02/2023 BY SYS