LOT 9
IN OR 1934/711
2001 OAKWOOD DW/MH

ROWELL DUSTIN S
44855 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2023

04-1N-25-276C-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 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

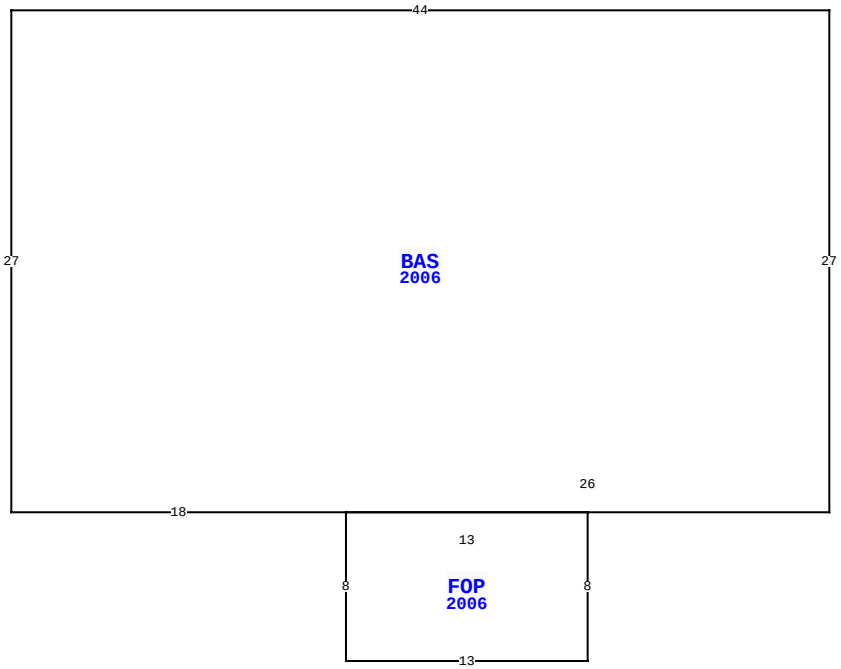
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	48,566
FOP	104	30	31	1,268
TOTALS	1,292		1,219	49,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,219	116.8000	81.76	99,665	2001	2001	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 0 Heated Area: 1188 HX Base Yr



BLD DATE	01/24/2007	KEW	LGL DATE
XF DATE			LAND DATE 05/30/2023 MLU
INC DATE			AG DATE

44855 PINEBREEZE CIR, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	49,832
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,400
TOTAL MARKET VALUE	100,232
SOH/AGL Deduction	28,780
ASSESSED VALUE	71,452
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,452
TOTAL JUST VALUE	100,232
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3492	MH MOVE-ON	0	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1934/0711	8/20/2014	WD	Q	I	01	50,000
GRANTOR: MCMILLAN LARRY						
GRANTEE: ROWELL DUSTIN S						
1746/1113	7/08/2011	WD	U	I	11	37,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: MCMILLIAN LARRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W44 S27 E18 FOP=[YR=2006] S8 E13 N8 W13 $ E26 N27 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000102	C	SFR/MH	0	0006		0.00	0.00	1.12	AC		1.00	1.00	1.00	45,000.00	45,000.00	50,400							

REVIEW DATE 05/20/2019 BY KBA Total Acres: 1.12 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 08/02/2023 BY SYS