

LOT 10 R672991 & R672992
IN OR 883/1398
AMENDED CUSHING CREEK ESTATES

LUKE KENNETH CARLTON
44839 PINE BREEZE CIR
CALLAHAN, FL 32011

2023

04-1N-25-276C-0010-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 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	08 SHT VINYL 20
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	1,512	100	1,512	54,579
SFB	864	80	691	24,944
UCP	480	20	96	3,465

TOTALS	2,856	2,299	82,988
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	34	28	952.00	SF	5.20	5.20	100	2006
2	0510	GARAGE WD-	0 100	24	16	384.00	SF	35.00	35.00	23	1998
3	0510	GARAGE WD-	0 100	42	24	1,008.00	SF	35.00	35.00	100	2006
4	1242	WD DECK A	0 100	0	0	266.00	SF	10.00	10.00	100	2005
5	0681	POLE SHED	0 100	20	16	320.00	SF	15.00	15.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0006		0.00	0.00	1.18	AC	1.00

REVIEW DATE	01/31/2020	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,299	117.2000	82.04	188,610	1998	1998	0	0	0 56.00	44.00
1 M/H 94+ - 100% - 1999 Heated Area: 2203 HX Base Yr 1999											
BAS 1998 SFB 2009 UCP 2009											
44839 PINEBREEZE CIR, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/30/2023 MLU											

TOTAL OB/XF											
26,808											

TOTAL OB/XF											
26,808											

Total Acres:	1.18	Total Land Value:	53,100	Market:	0	Agricultural:	0	Common:	53,100
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NASSAU COUNTY PROPERTY			
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6			
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6	
Tax Dist:		82,988	
BUILDING MARKET VALUE		26,808	
TOTAL MARKET OB/XF VALUE		53,100	
TOTAL LAND VALUE - MARKET		162,896	
TOTAL MARKET VALUE		73,030	
SOH/AGL Deduction		89,866	
ASSESSED VALUE		50,000	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		39,866	
TOTAL JUST VALUE		162,896	
NCON VALUE		0	
INCOME VALUE		115,797	
PREVIOUS YEAR MKT VALUE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9314	CARPORT	8,640	02/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0883/1398	5/19/1999	QC	U	I	01	100	
GRANTOR: LUKE PATRICIA LYNNE							
GRANTEE: LUKE KENNETH CARLTO							
0842/1237	7/28/1998	WD	U	V	13	25,000	
GRANTOR: HIGGINBOTHAM MARVIN E							
GRANTEE: LUKE KENNETH C & PA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
SFB=[YR=2009] W32 BAS=[YR=1998] W56 S27 E56 UCP=[YR=2009] S15 E32 N15 W32\$ N27\$ S27 E32 N27\$.											

OTHER ADJUSTMENTS AND NOTES											

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