LOT 11
AMENDED CUSHING CREEK ESTATES
PB 6/92-94

VIERGUTZ JORDAN
44785 PINEBREEZE CIR
CALLAHAN, FL 32011

2023

04-1N-25-276C-0011-0000

NASSAU COUNTY PROPERTY

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 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	05	Quality Level 05

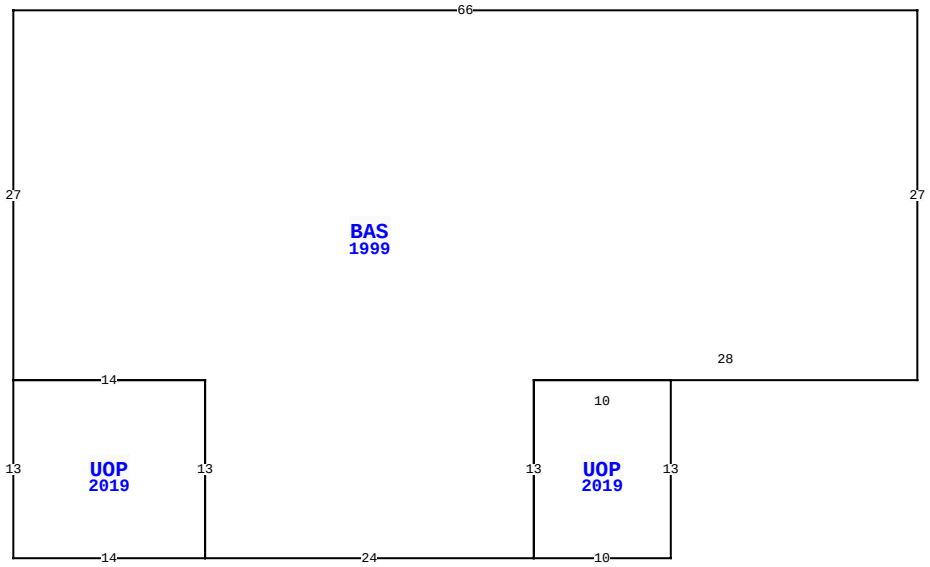
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	2,094	140,185
UOP	130	25	32	2,142
UOP	182	25	46	3,080
TOTALS	2,406		2,172	145,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,172	140.6400	98.45	213,833	1998	2010	0	0	0	32.00	68.00

1 M/H 94+ – 0% - 0 Heated Area: 2094 HX Base Yr



44785 PINEBREEZE CIR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	145,406
TOTAL MARKET OB/XF VALUE	5,242
TOTAL LAND VALUE - MARKET	50,850
TOTAL MARKET VALUE	201,498
SOH/AGL Deduction	38,883
ASSESSED VALUE	162,615
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,615
TOTAL JUST VALUE	201,498
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2299/0311	8/15/2019	WD	Q	I	01	159,900
GRANTOR: JOHNSON CAROLYN D						
GRANTEE: VIERGUTZ JORDAN						
2118/1885	5/04/2017	SW	Q	I	01	130,000
GRANTOR: RIVER CITY HOLDINGS L						
GRANTEE: JOHNSON HERSCHEL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W66 S27 UOP=[YR=2019] S13 E14 N13 W14$ E14 S13 E24 UOP=[YR=2019] E10 N13 W10 S13$ N13 E28 N27$.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
3	0940	SHEDS/PORT	0	0	12	8	96.00	SF	21.30	21.30	100	2000	2000	3	20	409	
4	0810	CONCRETE A	0	0	0	0	341.00	SF	6.50	6.50	100	2005	2005	3	87	1,928	

LAND DESCRIPTION

TOTAL OB/XF 5,242

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	000102	C	SFR/MH	0	0006		0.00	0.00	1.13	AC		1.00	1.00	1.00	45,000.00	45,000.00	50,850							

REVIEW DATE 02/24/2020 BY KB Total Acres: 1.13 Total Land Value: 50,850 Market: 0 Agricultural: 0 Common: 50,850 PRINTED 08/02/2023 BY SYS