

LOT 14 SEC 5-1N-25
AMENDED CUSHING CREEK ESTATES
PB 6/92-94

CINTRON MARIA E & CRUZ
44695 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2023

04-1N-25-276C-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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 70
Interior Floo	13	LVT/LAMNT 30
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

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	1,944	100	1,944	187,883
TOTALS	1,944		1,944	187,883

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0	0006		0.00	0.00	1.13

REVIEW DATE 07/16/2021 BY KB

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,944	140.8800	98.62	191,717	1998	2020	0	0	2.00	98.00
1 M/H 94+ - 0% - 0 Heated Area: 1944 HX Base Yr											
27 72 27 72 BAS 1998											
44695 PINEBREEZE CIR, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/30/2023 MLU											

TOTAL OB/XF											
2,905											

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2,905											

Total Acres: 1.13 Total Land Value: 50,850 Market: 0 Agricultural: 0 Common: 50,850

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		187,883	
TOTAL MARKET OB/XF VALUE		2,905	
TOTAL LAND VALUE - MARKET		50,850	
TOTAL MARKET VALUE		241,638	
SOH/AGL Deduction		48,564	
ASSESSED VALUE		193,074	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		193,074	
TOTAL JUST VALUE		241,638	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		175,522	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003283	REPAIR/RRF	7,500	03/18/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/0855	1/07/2023	QC	U	I	11	100
GRANTOR: MATOS ANTONIO & EDNA						
GRANTEE: CINTRON MARIA E & C						
2476/1149	6/18/2021	WD	Q	I	02	205,000
GRANTOR: PBP HOMES INC						
GRANTEE: MATOS ANTONIO & EDN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W72 S27 E72 N27\$.									

OTHER ADJUSTMENTS AND NOTES									

PRINTED 08/02/2023 BY SYS