

LOT 20 SEC 5-1N-25
IN OR 906/1692
R673594 & R673595

WILLARD CHARLES D &/TIMMONS ROBERTA
44569 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2023

04-1N-25-276C-0020-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	30	VINYL 100	0800	02	1,751	129.3600	90.55	158,553	1998	2002	0	0	0	48.00	52.00	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 1999										Heated Area: 1701					HX Base Yr 1999											
Roof Cover	03	COMP SHNGL 100	27 63 47 16 20 10 10 20 27 BAS 1998 UOP 2018																										
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 90																											
Interior Floo	08	SHT VINYL 10																											
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		04	Quality Level 04																										
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	1,701	100	1,701	80,094																									
UOP	200	25	50	2,355																									
TOTALS		1,901	1,751	82,448																									
EXTRA FEATURES										44569 PINEBREEZE CIR, CALLAHAN																			
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													
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905														
2	0510	GARAGE WD-	0 100	23	11	253.00	SF	35.00	35.00	100	2008	2008	3	56	4,959														
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	0006		0.00	0.00	2.13	AC		1.00	1.00	0.80	45,000.00	36,000.00	76,680												
REVIEW DATE 02/21/2020 BY KBP Total Acres: 2.13 Total Land Value: 76,680 Market: 0 Agricultural: 0 Common: 76,680 PRINTED 08/02/2023 BY SYS																													