LOT 28 SEC 5-1N-25
IN OR 1868/1943
2000 CLAY DW/MH

O'BRIEN MARK & CINDY
44002 GOLDEN WAY
CALLAHAN, FL 32011

2023

04-1N-25-276C-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

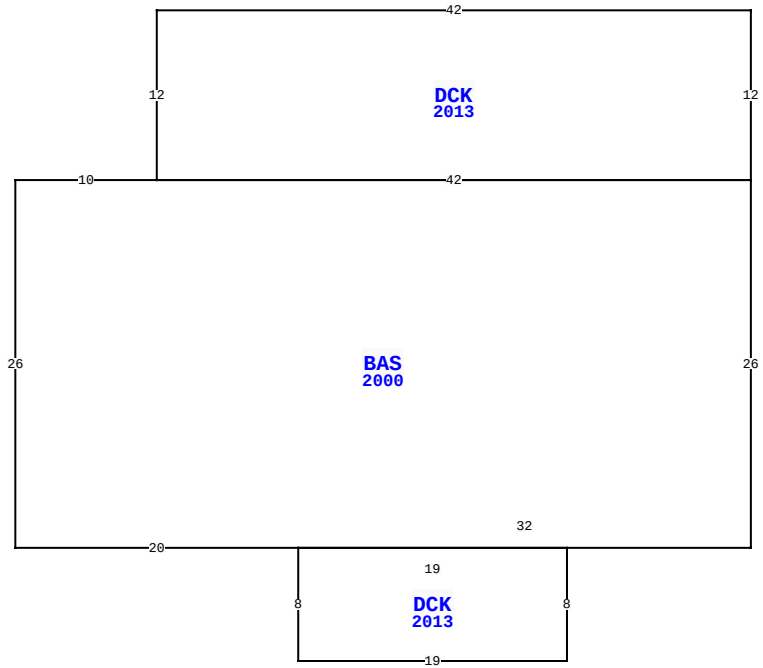
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,352	100	1,352	58,562
DCK	152	15	23	996
DCK	504	15	76	3,292
TOTALS	2,008		1,451	62,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,451	128.9200	90.24	130,938	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 1352 HX Base Yr



44492 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	62,850
TOTAL MARKET OB/XF VALUE	7,374
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	115,224
SOH/AGL Deduction	29,750
ASSESSED VALUE	85,474
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,474
TOTAL JUST VALUE	115,224
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003005	MH MOVE-ON	0	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1868/1943	7/11/2013	WD	U	I	12	56,500
GRANTOR: VANDERBILT MORTGAGE &						
GRANTEE: O'BRIEN MARK & CIND						
1856/0446	5/13/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: VANDERBILT MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2013] W42 S12 BAS=[YR=2000] W10 S26 E20 DCK=[YR=2013] S8E19 N8 W19$ E32 N26 W42$ E42 N12$.

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	0940	SHEDS/PORT	0	0	22	12	264.00	SF	21.30	21.30	100	2001	2001	3	20	1,125	
4	0350	CARPORT WD	0	0	18	7	126.00	SF	13.00	13.00	100	2001	2001	3	20	328	
5	0350	CARPORT WD	0	0	28	8	224.00	SF	13.00	13.00	100	2001	2001	3	20	582	
6	0462	ST/AL FNC	0	0	193	4	772.00	SF	10.00	10.00	100	2008	2008	3	56	4,323	
7	1242	WD DECK A	0	0	0	0	254.00	SF	10.00	10.00	100	2008	2008	3	40	1,016	

LAND DESCRIPTION

TOTAL OB/XF 7,374

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/25/2020 BY KBP Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS