

WAITE JARED P & LINDSEY
44776 PINEBREEZE CIR
CALLAHAN, FL 32011

04-1N-25-276C-0040-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Frame02WOOD FRAME 100

Stories

Units

Quality05Quality Level 05

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8006.00

TOTAL GROSS AREASUBAREA MARKET VALUE

TOTALS2,3562,356148,945

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800022,356141.120098.78232,726199820080036.0064.00

M/H 94+ - 100% - 2018Heated Area: 2356HX Base Yr 2018

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/30/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE148,945

TOTAL MARKET OB/XF VALUE5,136

TOTAL LAND VALUE - MARKET54,450

TOTAL MARKET VALUE208,531

SOH/AGL Deduction84,623

ASSESSED VALUE123,908

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE73,908

TOTAL JUST VALUE208,531

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE154,069

SUBMITTER INFORMATION

PERMIT NUMDESCRIPTIONAMTISSUED

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / I / V / RSN CD SALE PRICE

2156/021411/03/2017SW Q I 02135,000

GRANTOR: RIVER CITY HOLDINGS L

GRANTEE: WAITE JARED P & LIN

2127/07786/08/2017CT U I 1865,600

GRANTOR: CLERK OF COURT

GRANTEE: RIVER CITY HOLDINGS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S31 E76 N31\$.

EXTRA FEATURES

44776 PINEBREEZE CIR, CALLAHAN

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199819983832,905

31242WD DECK A010000554.00SF10.0010.00100200020003201,108

40810CONCRETE A01001812216.00SF6.506.50100200020003801,123

TOTAL OB/XF5,136

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH10000060.000.001.21AC1.001.001.0045,000.0045,000.0054,450

REVIEW DATE07/25/2022BYKBA

Total Acres: 1.21Total Land Value: 54,450Market: 0Agricultural: 0Common: 54,450

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