LOT 41
IN OR 1585/1698
1994 FLEE SW/MH

STEVENS LESTER S & BIANCA M
44790 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2023

04-1N-25-276C-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

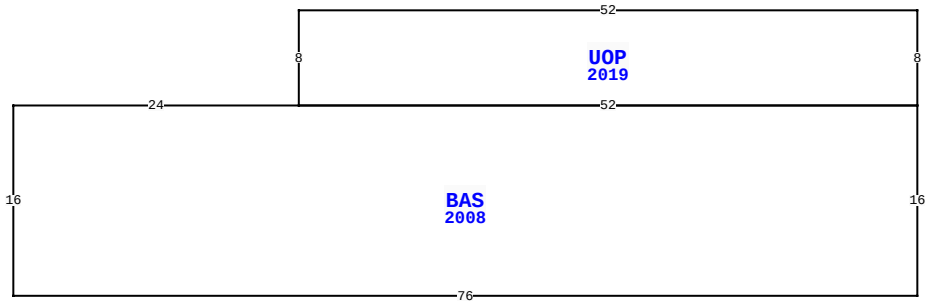
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	29,417
UOP	416	25	104	2,516
TOTALS	1,632		1,320	31,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,320	115.2000	80.64	106,445	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2009 Heated Area: 1216 HX Base Yr 2009



44790 PINEBREEZE CIR, CALLAHAN

BLD DATE	02/17/2009	DJ	LGL DATE
XF DATE	06/29/2007	DJ	LAND DATE 05/30/2023 MLU
INC DATE			AG DATE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		48,959
TOTAL MARKET OB/XF VALUE		2,225
TOTAL LAND VALUE - MARKET		49,050
TOTAL MARKET VALUE		100,234
SOH/AGL Deduction		40,636
ASSESSED VALUE		59,598
TOTAL EXEMPTION VALUE	HX HB	34,598
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		100,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E12347	NEW CONSTR	0	02/01/2004
MH4304	MH MOVE-ON	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1585/1698	9/19/2008	QC	U	I	01	100
GRANTOR: STEVENS NETTIE R						
GRANTEE: STEVENS LESTER S &						
1195/1218	12/16/2003	WD	Q	V		25,000
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: STEVENS NETTIE R						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] W52 S8 BAS=[YR=2008] W24 S16 E76 N16 W52$ E52 N8$.

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	100	12	12	144.00	SF	20.10	20.10	100	2005	2005	3	27	781	
2	0681	POLE SHED	0	100	12	7	84.00	SF	15.00	15.00	100	2005	2005	3	44	554	
4	1242	WD DECK A	0	100	0	0	445.00	SF	10.00	10.00	100	1999	1999	3	20	890	

LAND DESCRIPTION

TOTAL OB/XF 2,225

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	100	0006		0.00	0.00	1.09	AC		1.00	1.00	1.00	45,000.00	45,000.00	49,050							

REVIEW DATE 02/24/2020 BY KB Total Acres: 1.09 Total Land Value: 49,050 Market: 0 Agricultural: 0 Common: 49,050 PRINTED 08/02/2023 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

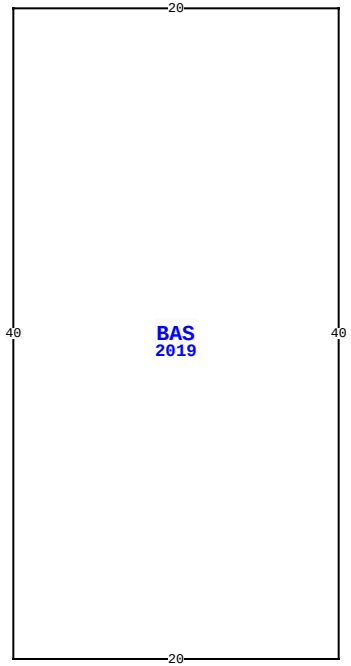
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	17,025
TOTALS	800		800	17,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	800	62.7000	21.94	17,552	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2009 Heated Area: 800 HX Base Yr 2009



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GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: STEVENS NETTIE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 S40 E20 N40$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/24/2020 BY KB Total Acres: 1.09 Total Land Value: 49,050 Market: 0 Agricultural: 0 Common: 49,050 PRINTED 08/02/2023 BY SYS