LOT 45
IN OR 1624/167
1998 SKYL TW/MH

DAUGHTRY BOBBY RAY JR
44884 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

**2023**

**04-1N-25-276C-0045-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| 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 | 03 | Quality Level 03 |

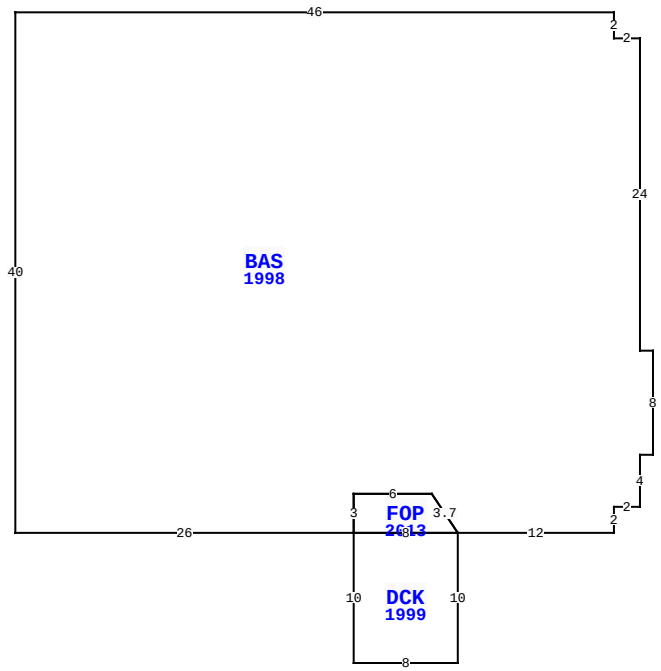
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8006.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,899 | 100 | 1,899 | 88,149 |
| DCK | 80 | 15 | 12 | 557 |
| FOP | 21 | 30 | 6 | 279 |
| TOTALS | 2,000 | | 1,917 | 88,984 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,917 | 122.8000 | 85.96 | 164,785 | 1998 | 2003 | 0 | 0 | 0 | 46.00 | 54.00 |

1 M/H 94+ – 100% - 2010 Heated Area: 1899 HX Base Yr 2010




44884 PINEBREEZE CIR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 88,984 |
| TOTAL MARKET OB/XF VALUE | | 61,329 |
| TOTAL LAND VALUE - MARKET | | 51,750 |
| TOTAL MARKET VALUE | | 202,063 |
| SOH/AGL Deduction | | 95,474 |
| ASSESSED VALUE | | 106,589 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 56,589 |
| TOTAL JUST VALUE | | 202,063 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 137,681 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1326915 | ADDITION | 9,800 | 02/01/2013 |
| B26694 | GARAGE | 50,186 | 12/01/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1624/0167 | 6/03/2009 | WD | Q | I | 01 | 134,000 |
| GRANTOR: RHODEN EARICE RAY JR | | | | | | |
| GRANTEE: DAUGHTRY BOBBY RAY | | | | | | |
| 0826/0143 | 3/12/1998 | WD | U | V | 13 | 26,000 |
| GRANTOR: HIGGINBOTHAM MARVIN E | | | | | | |
| GRANTEE: RHODEN EARICE JR & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,0] W46 S40 E26 N3 E6 D3R2 E12 N2 E2 N4 E1 N8 W1 N24 W2 N2 $
DCK=[YR=1999;ORIG=-20,40] S10 E8 N10 W8 $
FOP=[YR=2013;ORIG=-20,40] E8 U3L2 W6 S3 $
.

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 147.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 77 | 736 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 10 | 80.00 | SF | 30.00 | 30.00 | 100 | 1998 | 1998 | 3 | 20 | 480 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 24 | 12 | 300.00 | SF | 28.00 | 28.00 | 100 | 2005 | 2005 | 3 | 44 | 3,696 | |
| 4 | 0681 | POLE SHED | 0 | 100 | 16 | 10 | 160.00 | SF | 15.00 | 15.00 | 100 | 2005 | 2005 | 3 | 44 | 1,056 | |
| 5 | 1242 | WD DECK A | 0 | 100 | 23 | 14 | 322.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 27 | 869 | |
| 6 | 0510 | GARAGE WD- | 0 | 100 | 42 | 30 | 1,260.00 | SF | 35.00 | 35.00 | 100 | 2013 | 2013 | 3 | 75 | 33,075 | |
| 7 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 5,636.00 | SF | 4.00 | 4.00 | 100 | 2013 | 2013 | 3 | 95 | 21,417 | |

## LAND DESCRIPTION

TOTAL OB/XF 61,329

| 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 | 1.15 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 51,750 | | | | | | | |

REVIEW DATE 02/25/2020 BY KBP Total Acres: 1.15 Total Land Value: 51,750 Market: 0 Agricultural: 0 Common: 51,750 PRINTED 08/02/2023 BY SYS