

LOT 49 2004 GENA DW/MH
CONSERV ESMT PT OR 993/821
AMENDED CUSHING CREEK ESTATES

SWEAT DAVID
44986 PINEBREEZE CIR
CALLAHAN, FL 32011

2023

04-1N-25-276C-0049-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	30	VINYL 100								0800	02	1,798	117.2000	82.04	147,508	2004	2004	0	0	0	44.00	56.00																											
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2020										Heated Area: 1798										HX Base Yr 2020																			
Roof Cover	03	COMP SHNGL 100								BAS 2004																																							
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		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	1,798	100	1,798	82,604																																													
TOTALS		1,798	1,798	82,604																																													
EXTRA FEATURES										44986 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																																	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115																																		
4	0810	CONCRETE A	0 100	4	8	32.00	SF	6.50	6.50	100	2007	2007	3	89	185																																		
5	0811	CONCRETE B	0 100	24	40	960.00	SF	5.20	5.20	100	2007	2007	3	89	4,443																																		
6	0753	UEP	0 100	0	0	144.00	SF	22.00	22.00	100	2014	2014	3	78	2,471																																		
LAND DESCRIPTION										TOTAL OB/XF										10,214																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	2.31	AC		1.00	1.00	0.80	45,000.00	36,000.00	83,160																																
REVIEW DATE 07/25/2022 BY KBA Total Acres: 2.31 Total Land Value: 83,160 Market: 0 Agricultural: 0 Common: 83,160 PRINTED 08/02/2023 BY SYS																																																	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2256/0463	2/01/2019	WD	Q	I	01	129,000
GRANTOR: SMITH KATHY E						
GRANTEE: SWEAT DAVID						
2256/0461	2/01/2019	QC	U	I	11	100
GRANTOR: CREWS KARA M SMITH						
GRANTEE: SWEAT DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W60 S30 E58 U2 R2 N28\$.