LOT 1
IN OR 1516/1143
1995 FLEE DW/MH

BURTON ROBERT
44030 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2023

04-1N-25-2786-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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

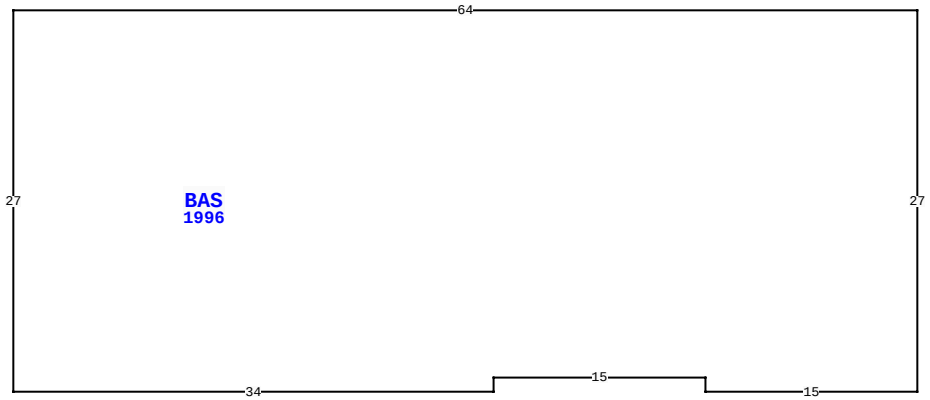
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,713	100	1,713	51,370
TOTALS	1,713		1,713	51,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,713	122.4000	85.68	146,770	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2008 Heated Area: 1713 HX Base Yr 2008



44030 PINEBREEZE CIR, CALLAHAN

BLD DATE	02/20/2007 KWJW	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		51,370
TOTAL MARKET OB/XF VALUE		5,100
TOTAL LAND VALUE - MARKET		70,200
TOTAL MARKET VALUE		126,670
SOH/AGL Deduction		66,607
ASSESSED VALUE		60,063
TOTAL EXEMPTION VALUE	HX HB	35,063
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		126,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961309	MH MOVE-ON	0	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1516/1143	8/02/2007	WD	U	I	01	124,900
GRANTOR: MACOMBER PEGGY A						
GRANTEE: BURTON ROBERT						
0773/1032	10/09/1996	WD	Q	V		18,000
GRANTOR: MEARES ROBERT & SHARI						
GRANTEE: MACOMBER RONALD & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W64 S27 E34 N1 E15 S1 E15 N27$.

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	8	96.00	SF	20.10	20.10	100	1998	1998	3	20	386	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	19.50	19.50	100	2000	2000	3	20	749	
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	19.50	19.50	100	2001	2001	3	20	936	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
5	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	2003	2003	3	22	264	

LAND DESCRIPTION

TOTAL OB/XF 5,100

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	000115	C	SFR ACRES	100	0006		0.00	0.00	1.56	AC		1.00	1.00	1.00	45,000.00	45,000.00	70,200							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.56 Total Land Value: 70,200 Market: 0 Agricultural: 0 Common: 70,200 PRINTED 08/02/2023 BY SYS