LOT 4
IN OR 1591/1066
MH/ID 0W63004A & 0W63004B

WILSON TINA
44112 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2023

04-1N-25-2786-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

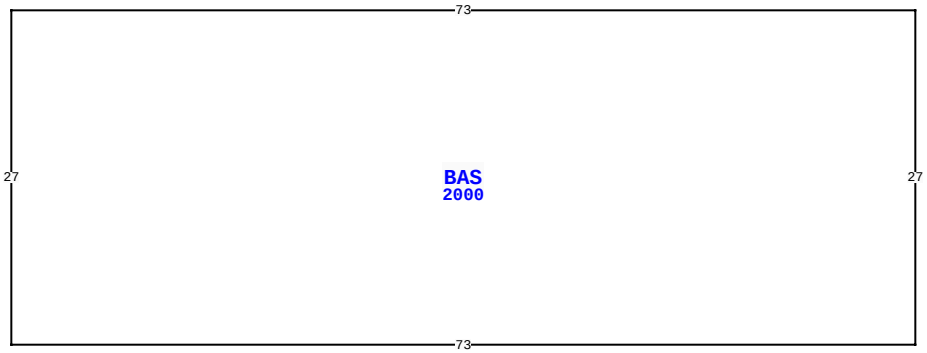
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,971	100	1,971	70,541
TOTALS	1,971		1,971	70,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,971	116.2000	81.34	160,321	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2009 Heated Area: 1971 HX Base Yr 2009



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		70,541
TOTAL MARKET OB/XF VALUE		6,117
TOTAL LAND VALUE - MARKET		86,445
TOTAL MARKET VALUE		163,103
SOH/AGL Deduction		80,910
ASSESSED VALUE		82,193
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		27,193
TOTAL JUST VALUE		163,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH002995	MH MOVE-ON	0	01/04/2000
MH971588	MH MOVE-ON	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1591/1066	10/31/2008	WD	U	I	05	95,000
GRANTOR: VANDERBILT MTGE & FIN						
GRANTEE: WILSON DONALD & TIN						
1580/0222	8/05/2008	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: VANDERBILT MORTGAGE						

44112 PINEBREEZE CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W73 S27 E73 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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
4	1242	WD DECK A	0	100	8	6	48.00	SF	10.00	10.00	100	2001	2001	3	20	96	
5	1242	WD DECK A	0	100	7	4	28.00	SF	10.00	10.00	100	2001	2001	3	20	56	
6	0810	CONCRETE A	0	100	30	22	660.00	SF	5.53	5.53	100	2001	2001	3	82	2,990	

LAND DESCRIPTION

TOTAL OB/XF 6,117

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	2.26	AC		1.00	1.00	0.85	45,000.00	38,250.00	86,445							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 2.26 Total Land Value: 86,445 Market: 0 Agricultural: 0 Common: 86,445 PRINTED 08/02/2023 BY SYS