LOT 7
MEARES MEADOWS PB 6/17-18

WILLIAMS MARCUS E/WILLIAMS GRACE I
44192 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2023

04-1N-25-2786-0007-0000

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 90
Interior Floo	08	SHT VINYL 10
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

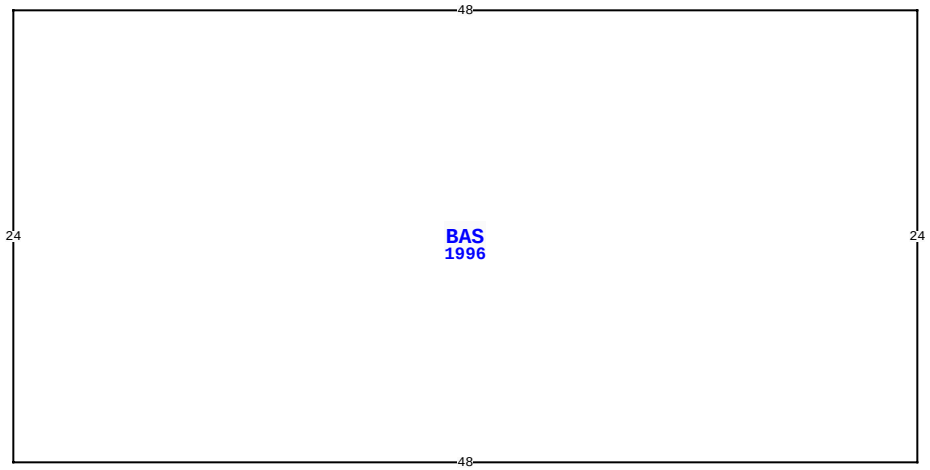
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	33,192
TOTALS	1,152		1,152	33,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	117.6000	82.32	94,833	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 0% - 2023 Heated Area: 1152 HX Base Yr



44192 PINEBREEZE CIR, CALLAHAN

BLD DATE		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	33,192
TOTAL MARKET OB/XF VALUE	1,952
TOTAL LAND VALUE - MARKET	46,350
TOTAL MARKET VALUE	81,494
SOH/AGL Deduction	0
ASSESSED VALUE	81,494
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,494
TOTAL JUST VALUE	81,494
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985213	SWIM POOL	5,463	08/01/1998
MH961207	MH MOVE-ON	0	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/0724	6/06/2022	FJ	U	I	11	0
GRANTOR: WILLIAMS SHANNON D ES						
GRANTEE: WILLIAMS MARCUS E &						
2531/0314	1/19/2022	FJ	U	I	11	0
GRANTOR: WOODRUFF ZELDA L EST						
GRANTEE: WILLIAMS SHANNON D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W48 S24 E48 N24$.

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	0756	FEP	0	0	10	20	200.00	SF	27.00	27.00	100	1996	1996	3	20	1,080	
4	0756	FEP	0	0	14	9	126.00	SF	27.00	27.00	100	2000	2000	3	20	680	
9	1242	WD DECK A	0	0	8	12	96.00	SF	10.00	10.00	100	2000	2000	3	20	192	

LAND DESCRIPTION

TOTAL OB/XF 1,952

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	0	0006		0.00	0.00	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,350							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.03 Total Land Value: 46,350 Market: 0 Agricultural: 0 Common: 46,350 PRINTED 08/02/2023 BY SYS