



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																											
Exterior Wall	30	VINYL 100	0800	02	2,160	128.9200	90.24	194,918	2017	2017	0	0	0	7.00	93.00	VALUATION BY	STANDARD																										
Roof Structure	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2018										Heated Area: 2160					HX Base Yr 2018					Tax Group: 6					Tax Dist:															
Roof Cover	03	COMP SHNGL 100	72 30 72 30 BAS 2017										BUILDING MARKET VALUE					187,171																									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					1,280																									
Interior Floor	14	CARPET 80											TOTAL LAND VALUE - MARKET					46,350																									
Interior Floor	08	SHT VINYL 20											TOTAL MARKET VALUE					234,801																									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					99,374																									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					135,427																									
Bedrooms		5 100											TOTAL EXEMPTION VALUE					50,000																									
Bathrooms		3 100											BASE TAXABLE VALUE					85,427																									
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					234,801																									
Stories	1.	1. 100											NCON VALUE					0																									
Units		0 100											INCOME VALUE																														
Quality			04	Quality Level 04																		PREVIOUS YEAR MKT VALUE					174,829																
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	2,160	100	2,160	181,274																																							
TOTALS			2,160	2,160	181,274	44214 PINEBREEZE CIR, CALLAHAN																05/30/2023					MLU																
EXTRA FEATURES					BLD DATE																	LGL DATE																					
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	LAND DATE																										
3	0810	CONCRETE A	0 100	0	0	201.00	SF	6.50	6.50	100	2018	2018	3	98	1,280		AG DATE																										



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	01	MINIMUM 100		
Interior Floo	03	CONC FINSH 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	05	STEEL 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 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	200	100	200	4,212
UCP	400	20	80	1,685
TOTALS	600		280	5,897

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	280	62.7000	21.94	6,143	2018	2018	0	0	4.00	96.00
2 GARAGE RES - 100% - 2018						Heated Area: 200		HX Base Yr 2018			
20 10 10 20 BAS 2018 20 20 20 20 UCP 2018											

BLD DATE		LGL DATE	
YE DATE		L AND DATE	05/30/2023

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