LOT 10
MEARES MEADOWS PB 6/17-18

PENA MATTHEW
44256 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2023

04-1N-25-2786-0010-0000

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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

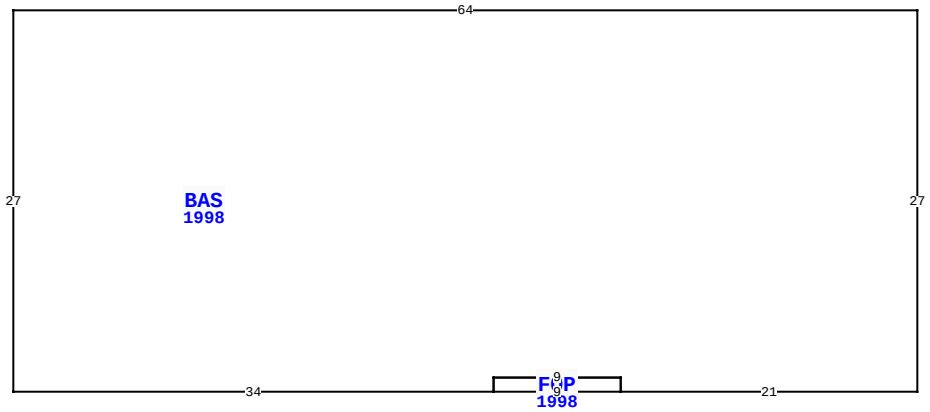
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,719	100	1,719	119,939
FOP	9	30	3	209
TOTALS	1,728		1,722	120,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,722	155.7400	109.02	187,732	1998	2008	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2022 Heated Area: 1719 HX Base Yr 2022



44256 PINEBREEZE CIR, CALLAHAN

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

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	1242	WD DECK A	0	100	10	15	150.00	SF	10.00	10.00	100	2005	2005	3	27	405	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2005	2005	3	27	1,620	
4	0351	CARPORT MT	0	100	20	22	440.00	SF	10.00	10.00	100	2005	2005	3	27	1,188	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		120,148
TOTAL MARKET OB/XF VALUE		6,118
TOTAL LAND VALUE - MARKET		46,350
TOTAL MARKET VALUE		172,616
SOH/AGL Deduction		41,941
ASSESSED VALUE		130,675
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,675
TOTAL JUST VALUE		172,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982083	MH MOVE-ON	0	03/01/1998
MHU	MH MOVE-ON	0	11/17/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2429/1724	1/27/2021	WD	Q	I	01	164,200
GRANTOR: KONGOS JOHN N						
GRANTEE: PENA MATTHEW						
0951/1762	10/02/2000	WD	U	I	01	20,000
GRANTOR: TOZIER SHARON						
GRANTEE: KONGOS JOHN N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W64 S27 E34 FOP=[YR=1998] E9 N1 W9 S1$ N1 E9 S1 E21 N27$.

LAND DESCRIPTION

TOTAL OB/XF 6,118

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	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,350							

REVIEW DATE 04/12/2021 BY KBA Total Acres: 1.03 Total Land Value: 46,350 Market: 0 Agricultural: 0 Common: 46,350 PRINTED 08/02/2023 BY SYS