LOT 11
IN OR 2125/50
1985 SHOW DW/MH

HYATT JUSTIN THAD/HYATT ARLIE
44276 PINEBREEZE CIR
CALLAHAN, FL 32011

2023

04-1N-25-2786-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

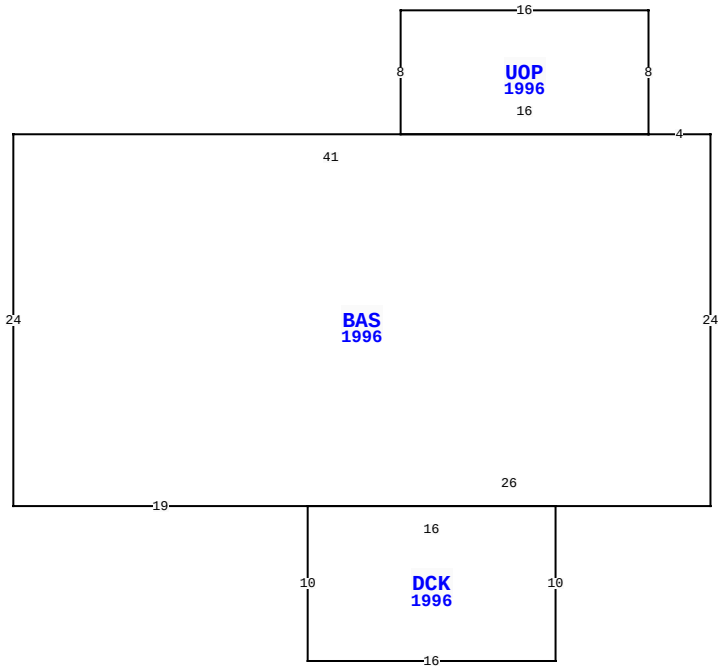
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,080	100	1,080	57,459
DCK	160	15	24	1,277
UOP	128	25	32	1,702
TOTALS	1,368		1,136	60,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,136	141.1200	91.73	104,205	1985	2005	0	0	0	42.00	58.00

1 M/H 93- – 100% - 2018 Heated Area: 1080 HX Base Yr 2018



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

44276 PINEBREEZE CIR, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		60,439
TOTAL MARKET OB/XF VALUE		3,286
TOTAL LAND VALUE - MARKET		46,350
TOTAL MARKET VALUE		110,075
SOH/AGL Deduction		57,659
ASSESSED VALUE		52,416
TOTAL EXEMPTION VALUE	HX HB	27,416
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		110,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R00	REPAIR/RRF	2,000	05/01/2000
MH951104	MH MOVE-ON	0	12/01/1995
MHU	MH MOVE-ON	0	11/27/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2125/0050	6/06/2017	WD	U	I	30	100
GRANTOR: HYATT JUSTIN THAD						
GRANTEE: HYATT JUSTIN THAD &						
2112/0913	3/31/2017	WD	Q	I	01	61,000
GRANTOR: FLEMING GROUP OF FLOR						
GRANTEE: HYATT JUSTIN THAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W4 UOP=[YR=1996] N8 W16 S8 E16 $ W41 S24 E19
DCK=[YR=1996] S10 E16 N10 W16 $ E26 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
2	0940	SHEDS/PORT	0	100	12	20	240.00	SF	18.30	18.30	100	2005	2005	3	27	1,186	

LAND DESCRIPTION

TOTAL OB/XF 3,286

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 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