LOT 12
IN OR 1675/1771
R673865 & R673866

MURDOCK MICHAEL
44296 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2023

04-1N-25-2786-0012-0000

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

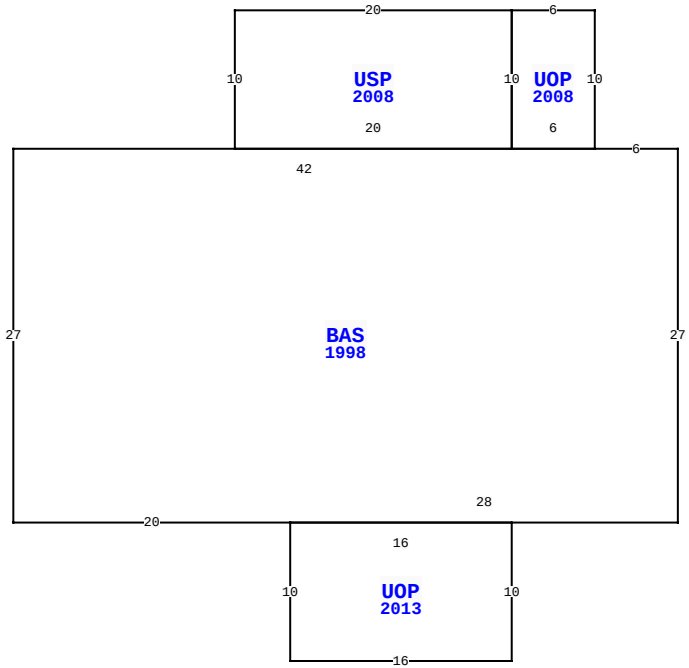
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	51,210
UOP	60	25	15	593
UOP	160	25	40	1,581
USP	200	50	100	3,951
TOTALS	1,716		1,451	57,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,451	117.6000	82.32	119,446	1995	2000	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr



44296 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	57,334
TOTAL MARKET OB/XF VALUE	24,513
TOTAL LAND VALUE - MARKET	46,350
TOTAL MARKET VALUE	128,197
SOH/AGL Deduction	28,272
ASSESSED VALUE	99,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,925
TOTAL JUST VALUE	128,197
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9164	NEW CONSTR	29,700	12/01/2001
MH971647	MH MOVE-ON	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1675/1771	5/04/2010	QC	U	I	11	100
GRANTOR: MURDOCK SHARON K						
GRANTEE: MURDOCK MICHAEL						
1598/0032	12/22/2008	WD	Q	I		130,000
GRANTOR: DUREN BARNEY S & PATT						
GRANTEE: MURDOCK RONALD M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W6 UOP=[YR=2008] N10 W6 USP=[YR=2008] W20 S10 E20 N10$ S10 E6$ W42 S27 E20 UOP=[YR=2013] S10 E16 N10 W16$ E28 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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
2	1242	WD DECK A	0	0	10	14	140.00	SF	10.00	10.00	100	1990	1990	3	20	280	
3	0940	SHEDS/PORT	0	0	12	13	156.00	SF	30.00	30.00	100	1990	1990	3	20	936	
5	0510	GARAGE WD-	0	0	30	30	900.00	SF	35.00	35.00	100	2002	2002	3	32	10,080	
7	1242	WD DECK A	0	0	0	0	94.00	SF	10.00	10.00	100	2000	2000	3	20	188	
8	1242	WD DECK A	0	0	55	6	330.00	SF	10.00	10.00	100	2000	2000	3	20	660	
9	0810	CONCRETE A	0	0	23	3	69.00	SF	6.50	6.50	100	2003	2003	3	84	377	
10	0811	CONCRETE B	0	0	0	0	1,071.00	SF	5.20	5.20	100	2003	2003	3	84	4,678	
11	0803	ASPHALT C	0	0	0	0	2,400.00	SF	2.00	2.00	100	2003	2003	3	54	2,592	
12	0803	ASPHALT C	0	0	0	0	1,502.00	SF	2.00	2.00	100	2003	2003	3	54	1,622	

TOTAL OB/XF 24,178

LAND DESCRIPTION

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 06/25/2019 BY KBA Total Acres: 1.03 Total Land Value: 46,350 Market: 0 Agricultural: 0 Common: 46,350 PRINTED 08/02/2023 BY SYS

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DOR CODE	0200	MOBILE HOME	
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NEIGHBORHOOD/LOC	8006.00		

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TOTALS				

MARKET ADJUSTMENTS

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GRANTEE: MURDOCK RONALD M &						

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
13	0350	CARPORT WD	0	0	15	12	180.00	SF	8.45	8.45	100	2003	2003	3	22	335	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 335

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

REVIEW DATE 06/25/2019 BY KBA Total Acres: 1.03 Total Land Value: 46,350 Market: 0 Agricultural: 0 Common: 46,350 PRINTED 08/02/2023 BY SYS