LOT 16
IN OR 1943/1181
R673135 & R673136 & R673137

RIVERA NOEMI MENDEZ &/SANTANA LUIS ARIEL LUGO
44343 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2023

04-1N-25-2786-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

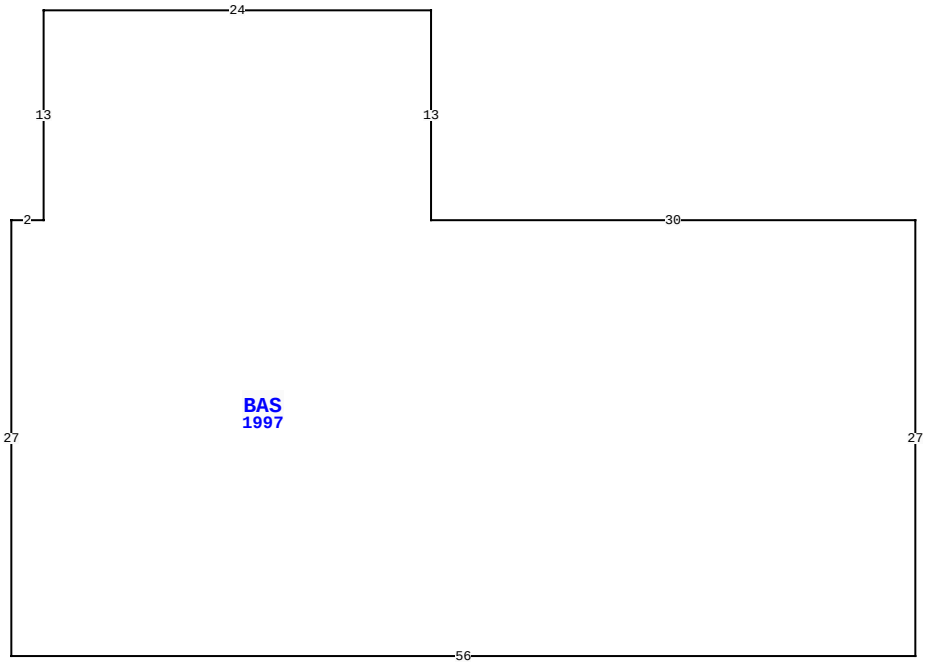
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	40	. 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	1,824	100	1,824	84,299
TOTALS	1,824		1,824	84,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,824	157.2000	110.04	200,713	1997	1997	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 0 Heated Area: 1824 HX Base Yr



44343 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	84,299
TOTAL MARKET OB/XF VALUE	4,530
TOTAL LAND VALUE - MARKET	88,200
TOTAL MARKET VALUE	177,029
SOH/AGL Deduction	47,050
ASSESSED VALUE	129,979
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,979
TOTAL JUST VALUE	177,029
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961455	MH MOVE-ON	0	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1943/1181	10/17/2014	WD	Q	I	01	102,000
GRANTOR: LSG HOMES LLC						
GRANTEE: RIVERA NOEMI MENDEZ						
1894/1355	12/20/2013	CT	U	I	18	28,200
GRANTOR: CLERK OF COURT						
GRANTEE: LSG HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W30 N13 W24 S13 W2 S27 E56 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	0351	CARPORT MT	0	0	20	28	560.00	SF	10.00	10.00	100	1996	1996	3	20	1,120	
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	1996	1996	3	20	480	
3	1242	WD DECK A	0	0	4	28	112.00	SF	10.00	10.00	100	1997	1997	3	20	224	
4	1242	WD DECK A	0	0	12	30	360.00	SF	10.00	10.00	100	1996	1996	3	20	720	
5	0940	SHEDS/PORT	0	0	15	16	240.00	SF	30.00	30.00	100	1996	1996	3	20	1,440	
6	0940	SHEDS/PORT	0	0	10	14	140.00	SF	19.50	19.50	100	1996	1996	3	20	546	

LAND DESCRIPTION

TOTAL OB/XF 4,530

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	1.96	AC		1.00	1.00	1.00	45,000.00	45,000.00	88,200							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.96 Total Land Value: 88,200 Market: 0 Agricultural: 0 Common: 88,200 PRINTED 08/02/2023 BY SYS