LOT 18
R787655 & R787656
MEARES MEADOWS PB 6/17-18

MASON ROBERT & JODY
44309 PINEBREEZE CIR
CALLAHAN, FL 32011

**2023**

**04-1N-25-2786-0018-0000**

## BUILDING CHARACTERISTICS

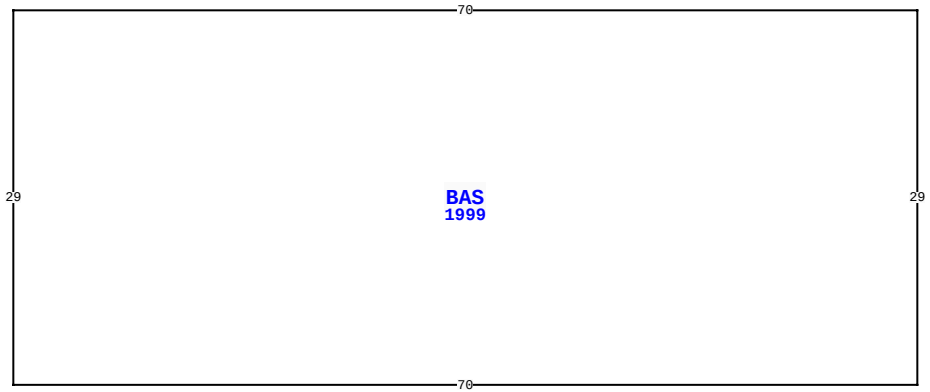
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 2,030 | 100 | 2,030 | 93,263 |
| TOTALS | 2,030 | | 2,030 | 93,263 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,030 | 117.2000 | 82.04 | 166,541 | 1999 | 2004 | 0 | 0 | 0 | 44.00 | 56.00 |

1 M/H 94+ – 100% - 2022 Heated Area: 2030 HX Base Yr 2022




44309 PINEBREEZE CIR, CALLAHAN

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 93,263 |
| TOTAL MARKET OB/XF VALUE | | 18,936 |
| TOTAL LAND VALUE - MARKET | | 70,200 |
| TOTAL MARKET VALUE | | 182,399 |
| SOH/AGL Deduction | | 86,949 |
| ASSESSED VALUE | | 95,450 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 45,450 |
| TOTAL JUST VALUE | | 182,399 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 130,378 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH961331 | MH MOVE-ON | 0 | 11/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2482/1940 | 7/27/2021 | WD | Q | I | 01 | 130,000 |
| GRANTOR: JARRETT DANIEL E & JE | | | | | | |
| GRANTEE: MASON ROBERT & JODY | | | | | | |
| 1245/1148 | 7/14/2004 | QC | U | I | 01 | 100 |
| GRANTOR: JARRETT LISA MARIE | | | | | | |
| GRANTEE: JARRETT DANIEL EUGE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W70 S29 E70 N29$.

## 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 | 8 | 13 | 104.00 | SF | 10.00 | 10.00 | 100 | 1999 | 1999 | 3 | 20 | 208 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1999 | 1999 | 3 | 84 | 2,940 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 20 | 20 | 400.00 | SF | 35.00 | 35.00 | 100 | 2017 | 2017 | 3 | 87 | 12,180 | |
| 4 | 0350 | CARPORT WD | 0 | 100 | 8 | 20 | 160.00 | SF | 13.00 | 13.00 | 100 | 2017 | 2017 | 3 | 82 | 1,706 | |
| 5 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 377.00 | SF | 5.20 | 5.20 | 100 | 2017 | 2017 | 3 | 97 | 1,902 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,936

| 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 | 1.56 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 70,200 | | | | | | | |

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.56 Total Land Value: 70,200 Market: 0 Agricultural: 0 Common: 70,200 PRINTED 08/02/2023 BY SYS