



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
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NEIGHBORHOOD/LOC	8006.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	54,487
DCK	192	15	29	975

TOTALS	1,812		1,649	55,462
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	12	14	168.00	SF	21.30	21.30	716
2	1242	WD DECK A	0	0	12	16	192.00	SF	10.00	10.00	384
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	2,660

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0	0006		0.00	0.00	1.54	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,649	117.6000	76.44	126,050	1993	1998	0	0	56.00	44.00
1 M/H 93- - 0% - 0											
Heated Area: 1620 HX Base Yr											
BAS 1998											
DCK 2000											
44291 PINEBREEZE CIR, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/30/2023 MLU											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						55,462					
TOTAL MARKET OB/XF VALUE						3,760					
TOTAL LAND VALUE - MARKET						69,300					
TOTAL MARKET VALUE						128,522					
SOH/AGL Deduction						21,108					
ASSESSED VALUE						107,414					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						107,414					
TOTAL JUST VALUE						128,522					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						97,649					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971756	MH MOVE-ON	0	05/01/1997
MH961322	MH MOVE-ON	0	04/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2630/1191	4/07/2023	WD	Q	I	01	187,500	
GRANTOR: BELLEAIRE INVESTMENT							
GRANTEE: PATTTERSON NICHOLAS							
2456/0348	4/23/2021	WD	U	I	37	55,000	
GRANTOR: LITTLETON JAMES & ANG							
GRANTEE: BELLEAIRE INVESTMEN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W60 S27 E22 DCK=[YR=2000] S12 E16 N12 W16S E38 N27\$.											