LOT 20
IN OR 1127/1077
1993 FLEE SW/MH

DUNN RONALD H
7726 BRANDON COVE LANE
JACKSONVILLE, FL 32219

2023

04-1N-25-2786-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

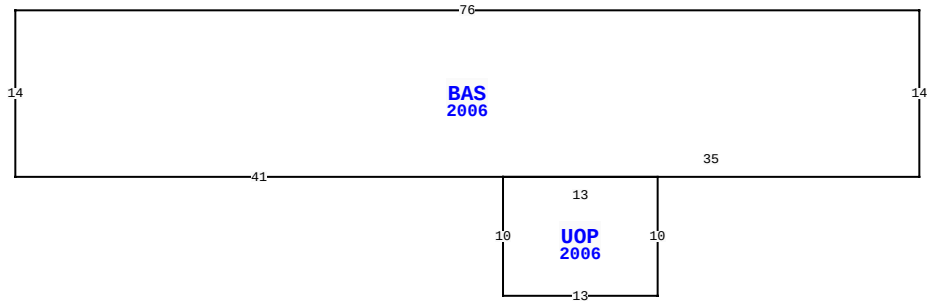
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,064	100	1,064	23,736
UOP	130	25	32	714
TOTALS	1,194		1,096	24,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,096	114.4000	74.36	81,499	1993	1993	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1064 HX Base Yr



44269 PINEBREEZE CIR, CALLAHAN

BLD DATE	05/21/2007 DJ	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	24,450
TOTAL MARKET OB/XF VALUE	3,050
TOTAL LAND VALUE - MARKET	67,050
TOTAL MARKET VALUE	94,550
SOH/AGL Deduction	36,745
ASSESSED VALUE	57,805
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,805
TOTAL JUST VALUE	94,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013513	MH MOVE-ON	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1127/1077	4/04/2003	QC	U	I	06	13,300
GRANTOR: DUNN RONALD & JUDY KI						
GRANTEE: DUNN RONALD H						
0745/1964	12/11/1995	WD	U	V	13	31,000
GRANTOR: MEARES ROBT & SHARILY						
GRANTEE: DUNN & KIMBRELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W76 S14 E41 UOP=[YR=2006] S10 E13 N10 W13$ E35 N14$.

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	0940	SHEDS/PORT	0	0	10	6	60.00	SF	19.50	19.50	100	1982	1982	3	20	234	
2	0681	POLE SHED	0	0	38	19	722.00	SF	15.00	15.00	100	1997	1997	3	26	2,816	

LAND DESCRIPTION

TOTAL OB/XF 3,050

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	1.49	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,050							

REVIEW DATE 04/30/2018 BY KBX Total Acres: 1.49 Total Land Value: 67,050 Market: 0 Agricultural: 0 Common: 67,050 PRINTED 08/02/2023 BY SYS