LOT 22
MEARES MEADOWS PB 6/17-18

PEREZ NOEL & MARY E/
44229 PINEBREEZE CIR
CALLAHAN, FL 32011

2023

04-1N-25-2786-0022-0000

NASSAU COUNTY PROPERTY

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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

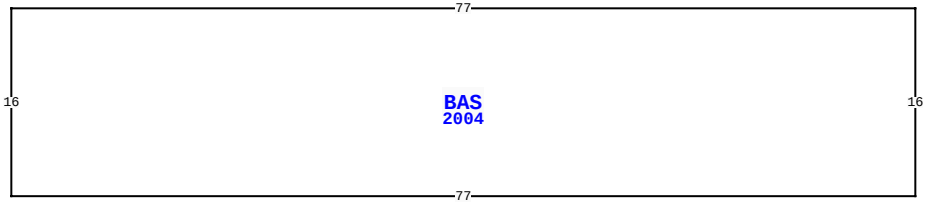
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1,232	47,853
TOTALS	1,232		1,232	47,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,232	115.6000	80.92	99,693	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2015 Heated Area: 1232 HX Base Yr 2015



44229 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		47,853
TOTAL MARKET OB/XF VALUE		13,298
TOTAL LAND VALUE - MARKET		63,900
TOTAL MARKET VALUE		125,051
SOH/AGL Deduction		68,371
ASSESSED VALUE		56,680
TOTAL EXEMPTION VALUE	HX HB	31,680
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		125,051
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P6889	NEW CONSTR	0	07/01/2003
MH	MH MOVE-ON	0	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2653/1442	7/14/2023	LE	U	I	11	100
GRANTOR: PEREZ NOEL & MARY E						
GRANTEE: PEREZ KEVIN BRIAN						
1507/0501	6/21/2007	QC	U	I	06	70,000
GRANTOR: SEARS RAYMOND L & AVA						
GRANTEE: PEREZ NOEL & MARY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W77 S16 E77 N16$.

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
4	0810	CONCRETE A	0	100	0	0	880.00	SF	6.50	6.50	100	2006	2006	3	88	5,034	
5	0940	SHEDS/PORT	0	100	18	30	540.00	SF	21.30	21.30	100	2006	2006	3	31	3,566	
6	0751	UOP	0	100	18	30	540.00	SF	10.00	10.00	100	2017	2017	3	87	4,698	

LAND DESCRIPTION

TOTAL OB/XF 13,298

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	1.42	AC		1.00	1.00	1.00	45,000.00	45,000.00	63,900							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.42 Total Land Value: 63,900 Market: 0 Agricultural: 0 Common: 63,900 PRINTED 08/02/2023 BY SYS