LOT 27 OR 790 PG 1750
R673236 673237 & 673238
MEARES MEADOWS PB 6/17-18

KALEEL LOUIS I & KIMBERLY K
44127 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2023

04-1N-25-2786-0027-0000

NASSAU COUNTY PROPERTY

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

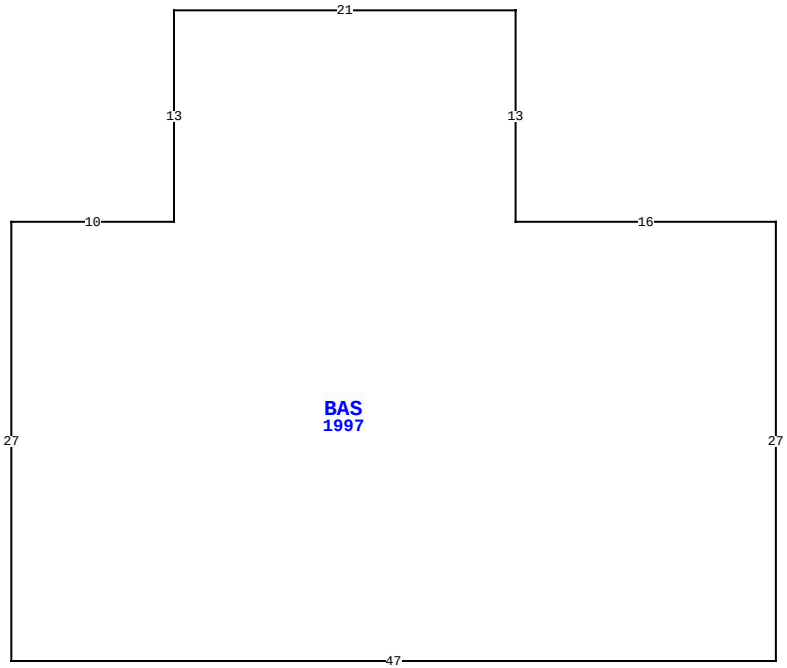
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,542	100	1,542	72,358
TOTALS	1,542		1,542	72,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,542	128.9200	90.24	139,150	1997	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 1998 Heated Area: 1542 HX Base Yr 1998



44127 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		72,358
TOTAL MARKET OB/XF VALUE		3,147
TOTAL LAND VALUE - MARKET		62,100
TOTAL MARKET VALUE		137,605
SOH/AGL Deduction		81,943
ASSESSED VALUE		55,662
TOTAL EXEMPTION VALUE	HX HB	30,662
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		137,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH97	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0790/1750	4/21/1997	WD	Q	V		20,900

GRANTOR: MEARES ROBERT E & SHA
GRANTEE: KALEEL LOUIS & KIMB

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W16 N13 W21 S13 W10 S27 E47 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	1242	WD DECK A	0	100	12	13	156.00	SF	10.00	10.00	100	1997	1997	3	20	312	

LAND DESCRIPTION

TOTAL OB/XF 3,147

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	1.38	AC		1.00	1.00	1.00	45,000.00	45,000.00	62,100							

REVIEW DATE 02/26/2020 BY KBP Total Acres: 1.38 Total Land Value: 62,100 Market: 0 Agricultural: 0 Common: 62,100 PRINTED 08/02/2023 BY SYS