LOT 29
IN OR 1569/144
2008 HMMT DW/MH

BATTS CHRISTOPHER/BATTS ARTHUR
44093 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2023

04-1N-25-2786-0029-0000

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	0	0 100
Units		0 100
Quality	04	Quality Level 04

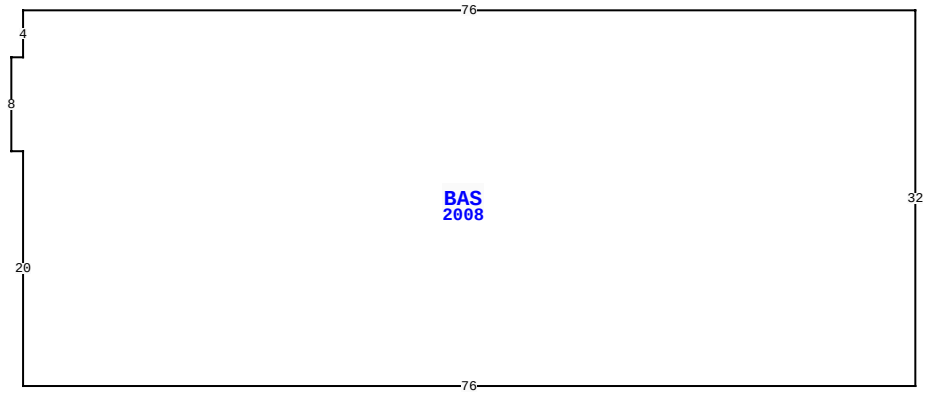
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,440	100	2,440	140,919
TOTALS	2,440		2,440	140,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,440	128.9200	90.24	220,186	2008	2008	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2009 Heated Area: 2440 HX Base Yr 2009



44093 PINEBREEZE CIR, CALLAHAN

BLD DATE	02/17/2009 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		157,410
TOTAL MARKET OB/XF VALUE		5,524
TOTAL LAND VALUE - MARKET		59,400
TOTAL MARKET VALUE		222,334
SOH/AGL Deduction		90,609
ASSESSED VALUE		131,725
TOTAL EXEMPTION VALUE	HX HB WR DX	60,000
BASE TAXABLE VALUE		71,725
TOTAL JUST VALUE		222,334
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016962	GARAGE	33,844	12/08/2021
C5066	CO ISSUED	0	05/01/2008
MH5066	MH MOVE-ON	0	05/01/2008
M13823	MECH OTHER	0	05/01/2008
P13215	OTHER	0	05/01/2008
M7281	H/AC	0	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1569/0144	5/30/2008	WD	U	I	01	14,000
GRANTOR: BATTS ARTHUR L & SAND						
GRANTEE: BATTS CHRISTOPHER E						
1149/0448	6/27/2003	WD	U	I	05	30,000
GRANTOR: MEARES ROBERT E & SHA						
GRANTEE: BATTS ARTHUR L & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W76 S4 W1 S8 E1 S20 E76 N32$.

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
7	1242	WD DECK A	0	100	0	0	594.00	SF	10.00	10.00	100	2020	2020	3	93	5,524	

LAND DESCRIPTION

TOTAL OB/XF 5,524

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	1.32	AC		1.00	1.00	1.00	45,000.00	45,000.00	59,400							

REVIEW DATE 01/06/2022 BY KB Total Acres: 1.32 Total Land Value: 59,400 Market: 0 Agricultural: 0 Common: 59,400 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

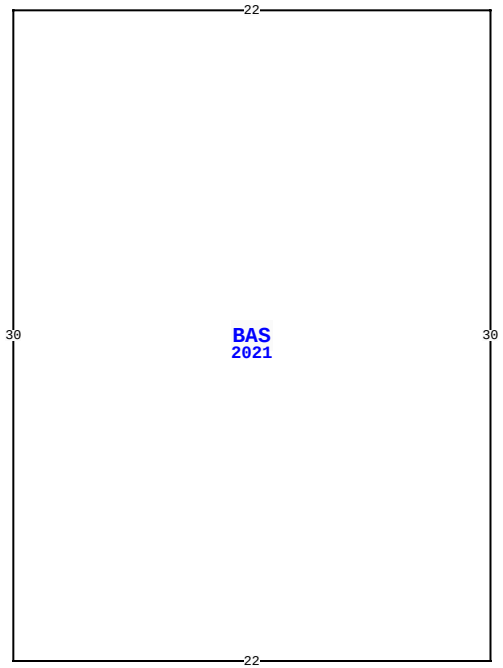
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	660	16,491
TOTALS	660		660	16,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	660	72.1050	25.24	16,658	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2009 Heated Area: 660 HX Base Yr 2009



44093 PINEBREEZE CIR, CALLAHAN

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TOTAL MARKET VALUE		222,334
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ASSESSED VALUE		131,725
TOTAL EXEMPTION VALUE	HX HB WR DX	60,000
BASE TAXABLE VALUE		71,725
TOTAL JUST VALUE		222,334
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P6958	NEW CONSTR	0	07/01/2003
MH002976	MH MOVE-ON	0	07/26/2000
MH98	MH MOVE-ON	0	06/01/1998
MH961339	MH MOVE-ON	0	06/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/0144	5/30/2008	WD	U	I	01	14,000
GRANTOR: BATTS ARTHUR L & SAND						
GRANTEE: BATTS CHRISTOPHER E						
1149/0448	6/27/2003	WD	U	I	05	30,000
GRANTOR: MEARES ROBERT E & SHA						
GRANTEE: BATTS ARTHUR L & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W22 S30 E22 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/06/2022 BY KB Total Acres: 1.32 Total Land Value: 59,400 Market: 0 Agricultural: 0 Common: 59,400 PRINTED 08/02/2023 BY SYS