LOT 1
PINEBREEZE ESTATES PB 5/307

COGBURN LARRY DAVID
17390 PARADISE DRIVE
HILLIARD, FL 32046-2383

2023

04-1N-25-279E-0001-0000

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
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

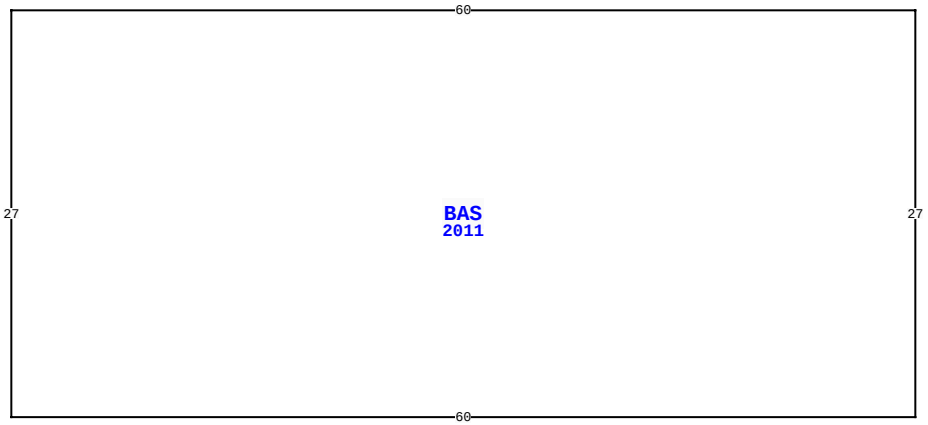
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	101,992
TOTALS	1,620		1,620	101,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	128.4800	89.94	145,703	2011	2011	0	0	0	30.00	70.00

2 M/H 94+ – 0% - 2023 Heated Area: 1620 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	101,992
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	87,360
TOTAL MARKET VALUE	191,252
SOH/AGL Deduction	0
ASSESSED VALUE	191,252
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,252
TOTAL JUST VALUE	191,252
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5339	CO ISSUED	0	05/16/2011
M16139	H/AC	0	04/01/2011
P14754	NEW CONSTR	0	04/01/2011
MH951053	MH MOVE-ON	0	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2611/0251	12/28/2022	WD	U	I	39	247,500
GRANTOR: CAUSSEAUX JOHN G & TI						
GRANTEE: COGBURN LARRY DAVID						
2610/1613	12/28/2022	WD	U	I	39	27,500
GRANTOR: CAUSSEAUX JOHN G & TI						
GRANTEE: COGBURN LARRY DAVID						

44126 PINEBREEZE BLVD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

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
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	95	1,900	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,900

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	000102	C	SFR/MH	0	0006	OR	0.00	0.00	5.46	AC		1.00	1.00	1.00	16,000.00	16,000.00	87,360							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 5.46 Total Land Value: 87,360 Market: 0 Agricultural: 0 Common: 87,360 PRINTED 08/02/2023 BY SYS