LOT 8, PT LOT 9
IN OR 2238/1077, OR 2586/1705
(EX PT IN OR 2238/1299,

ALVEY CATHERINE E
44364 PINEBREEZE BLVD
CALLAHAN, FL 32011

**2023**

**04-1N-25-279E-0008-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

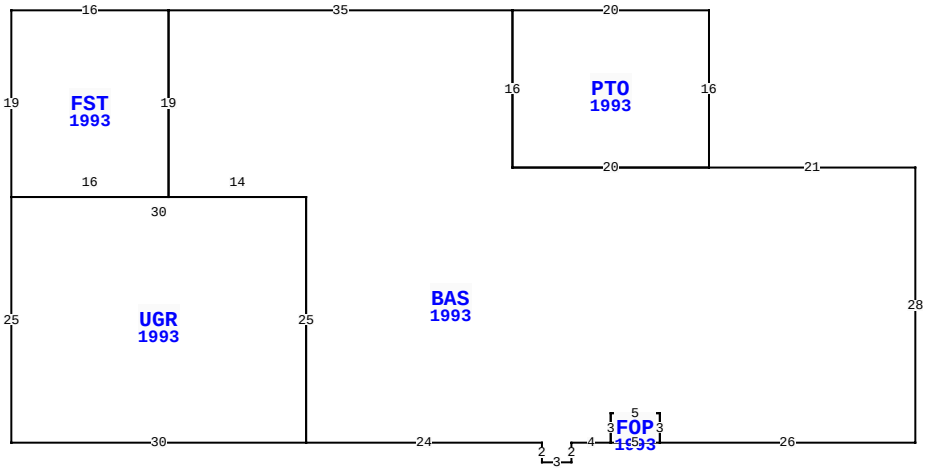
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 08 |
| NEIGHBORHOOD/LOC | 8029.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,329 | 100 | 2,329 | 209,064 |
| FOP | 15 | 30 | 4 | 359 |
| FST | 304 | 55 | 167 | 14,991 |
| PTO | 320 | 5 | 16 | 1,436 |
| UGR | 750 | 45 | 338 | 30,340 |
| TOTALS | 3,718 | | 2,854 | 256,191 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,854 | 93.9060 | 111.51 | 318,250 | 1991 | 1996 | 0 | 0 | 0 | 19.50 | 80.50 |

1 SNGL FAM – 100% - 1992 Heated Area: 2329 HX Base Yr 1992




44364 PINEBREEZE BLVD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 256,191 |
| TOTAL MARKET OB/XF VALUE | | 1,731 |
| TOTAL LAND VALUE - MARKET | | 73,850 |
| TOTAL MARKET VALUE | | 331,772 |
| SOH/AGL Deduction | | 152,902 |
| ASSESSED VALUE | | 178,870 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 128,870 |
| TOTAL JUST VALUE | | 331,772 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 270,756 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 03992 | H/AC | 3,000 | 10/28/1991 |
| 7759 | TEMP POLE | 0 | 10/16/1991 |
| 4507 | NEW CONSTR | 1,950 | 10/16/1991 |
| 7593 | NEW CONSTR | 66,900 | 10/10/1991 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2586/1705 | 8/26/2022 | QC | U | V | 11 | 100 |
| GRANTOR: FINNICK ROBERT L JR | | | | | | |
| GRANTEE: ALVEY CATHERINE E | | | | | | |
| 0644/0315 | 12/17/1991 | WD | U | V | 09 | 43,500 |
| GRANTOR: SANDEL & JONES | | | | | | |
| GRANTEE: ALVEY CATHERINE E | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W21 PTO=[YR=1993] N16 W20 S16 E20$ W20 N16 W35 FST=[YR=1993] W16 S19 UGR=[YR=1993] S25 E30 N25 W30$ E16 N19$ S19 E14 S25 E24 S2 E3 N2 E4 FOP=[YR=1993] E5N3 W5 S3 $ N3 E5 S3 E26 N28$.

### 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 520.00 | SF | 5.20 | 5.20 | 100 | 1991 | 1991 | 3 | 64 | 1,731 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,731

| 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 | OR | 0.00 | 0.00 | 2.11 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 73,850 | | | | | | | |

REVIEW DATE 08/10/2022 BY TWA Total Acres: 2.11 Total Land Value: 73,850 Market: 0 Agricultural: 0 Common: 73,850 PRINTED 08/02/2023 BY SYS