N'LY 561FT LOT 10
PINEBREEZE ESTATES PB 5/307

THOMAS MICHAEL C & WANDA J
14178 FISH EAGLE DRIVE EAST
JACKSONVILLE, FL 32226

2023

04-1N-25-279E-0010-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	88,290
TOTAL MARKET VALUE	88,290
SOH/AGL Deduction	0
ASSESSED VALUE	88,290
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,290
TOTAL JUST VALUE	88,290
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1401	7/06/2022	QC	U	V	11	100

GRANTOR: THOMAS TODD & DARREN

GRANTEE: THOMAS MICHAEL C &

BUILDING NOTES

BUILDING DIMENSIONS

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
1	000115	C	SFR ACRES	0			0.00	0.00	2.18	AC		1.00	1.00	0.90	45,000.00	40,500.00	88,290							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 2.18 Total Land Value: 88,290 Market: 0 Agricultural: 0 Common: 88,290 PRINTED 08/02/2023 BY SYS