

LOT 13
IN OR 1923/645
PINEBREEZE ESTATES PB 5/307

COKER CAMERON L & CHARITY M
44526 PINEBREEZE BLVD
CALLAHAN, FL 32011

2023

04-1N-25-279E-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
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	1,693	100	1,693	185,346
FGR	462	55	254	27,807
FOP	325	30	98	10,729
UCP	320	20	64	7,007
USP	192	30	58	6,349
USP	480	30	144	15,765

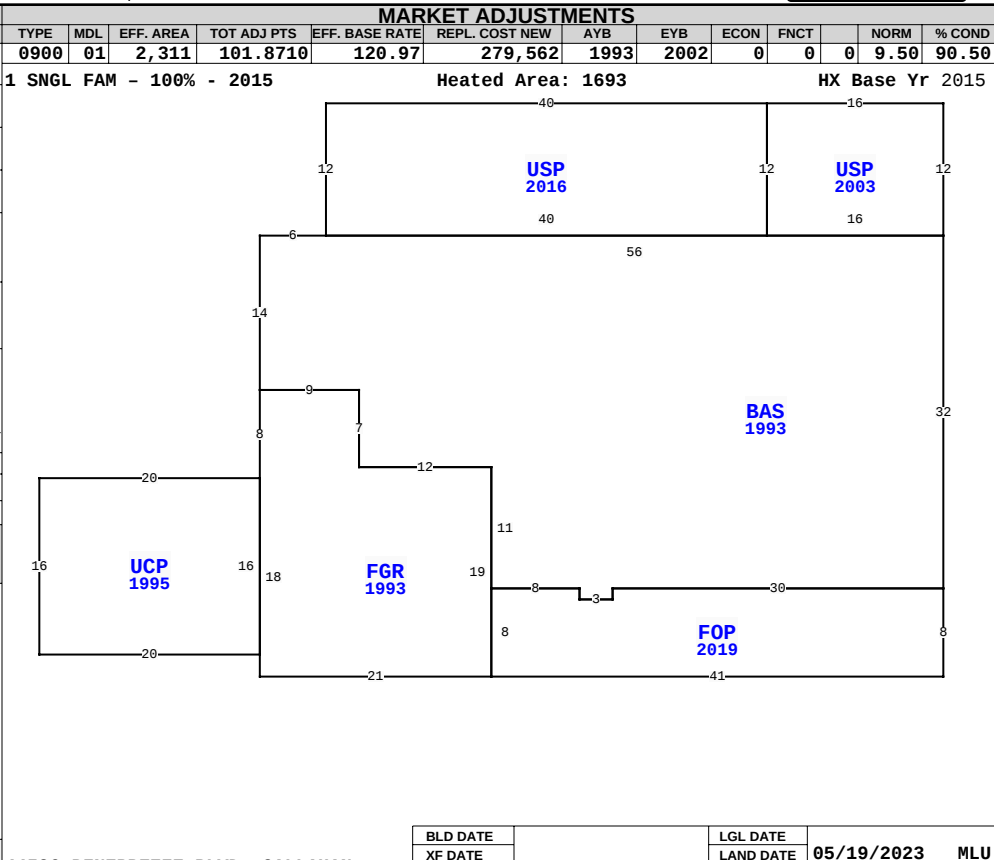
TOTALS	3,472		2,311	253,004
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EXTRA FEATURES

L N	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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	76	1,520	
2	0940	SHEDS/PORT	0 100	12	18	216.00	SF	21.30	21.30	100	1994	1994	3	20	920	
3	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2016	2016	3	100	6,000	
4	0810	CONCRETE A	0 100	0	0	378.00	SF	6.50	6.50	100	2016	2016	3	97	2,383	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							



44526 PINEBREEZE BLVD, CALLAHAN

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

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		253,004
TOTAL MARKET OB/XF VALUE		10,823
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		343,827
SOH/AGL Deduction		156,353
ASSESSED VALUE		187,474
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		137,474
TOTAL JUST VALUE		343,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009523	REMODEL	2,400	12/01/2018
18009585	REMODEL	0	12/01/2018
MH165760	CO ISSUED	0	08/24/2016
B1632912	CARPORT	8,437	08/01/2016
B1632947	GARAGE	16,067	08/01/2016
MH165760	MH MOVE-ON	0	07/01/2016

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B1632947	GARAGE	16,067	08/01/2016
MH165760	MH MOVE-ON	0	07/01/2016

BUILDING NOTES					
BUILDING DIMENSIONS					
USP=[YR=2003] W16 USP=[YR=2016] W40 S12 BAS=[YR=1993] W6 S14 FGR=[YR=1993] S8 UCP=[YR=1995] W20 S16 E20 N16 \$ S18 E21 FOP=[YR=2019] E41 N8 W30 S1 W3 N1 W8 S8 \$ N19 W12 N7 W9 \$ E9 S7 E12 S11 E8 S1 E3 N1 E30 N32 W56\$ E40 N12\$ S12 E16 N12 \$.					