

WARTENBE STEPHEN
44602 PINEBREEZE BLVD
CALLAHAN, FL 32011

2023

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY														
Exterior Wall		20	FACE BRICK 100		0100	01	2,285	104.8600	94.64	216,252	1997	1997	0	0	0	18.75	81.25	VALUATION BY					STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 0													Heated Area: 2162										HX Base Yr				
Roof Cover		05	COMP SHNGL 100															BUILDING MARKET VALUE					175,705									
Interior Wall		03	DRYWALL 100															TOTAL MARKET OB/XF VALUE					29,504									
Interior Floo		14	CARPET 90															TOTAL LAND VALUE - MARKET					88,740									
Interior Floo		08	SHT VINYL 10															TOTAL MARKET VALUE					293,949									
Air Condition		03	CENTRAL 100															ASSESSED VALUE					115,888									
Heating Type		04	AIR DUCTED 100		TOTAL EXEMPTION VALUE					HX HB					50,000																	
Bedrooms			4 100		BASE TAXABLE VALUE					128,061																						
Bathrooms			2 100		TOTAL JUST VALUE					293,949																						
Frame		02	WOOD FRAME 100		NCON VALUE					0																						
Stories		1.	1. 100		INCOME VALUE																											
Units		00	0 100		PREVIOUS YEAR MKT VALUE					250,637																						
Occupancy		00	NONE 100																													
Quality		03	Quality Level 03																													
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	2,162	100	2,162	166,247																												
FOP	42	30	13	999																												
FOP	48	30	14	1,077																												
UOP	480	20	96	7,382																												
TOTALS					2,732		2,285		175,705																							
EXTRA FEATURES					44602 PINEBREEZE BLVD, CALLAHAN										BLD DATE						LGL DATE											
															XF DATE						LAND DATE											
															INC DATE						AG DATE											
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	0510	GARAGE WD-	0 100	20 20	400.00	SF	35.00	35.00	100	1992	1992	3	20	2,800																		
2	0350	CARPORT WD	0 100	20 24	480.00	SF	13.00	13.00	100	1992	1992	3	20	1,248																		
3	0350	CARPORT WD	0 100	20 24	480.00	SF	13.00	13.00	100	1994	1994	3	20	1,248																		
4	0812	CONCRETE C	0 100	0 0	3,088.00	SF	4.00	4.00	100	1994	1994	3	70	8,646																		
5	1242	WD DECK A	0 100	12 13	156.00	SF	10.00	10.00	100	1995	1995	3	20	312																		
6	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835																		
8	0812	CONCRETE C	0 100	0 0	2,173.00	SF	4.00	4.00	100	2000	2000	3	80	6,954																		
9	0351	CARPORT MT	0 100	30 20	600.00	SF	10.00	10.00	100	2005	2005	3	27	1,620																		
10	0351	CARPORT MT	0 100	22 38	836.00	SF	10.00	10.00	100	2005	2005	3	27	2,257																		
11	0681	POLE SHED	0 100	10 24	240.00	SF	15.00	15.00	100	2005	2005	3	44	1,584																		
LAND DESCRIPTION					TOTAL OB/XF										29,504																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	4.93	AC		1.00	1.00	1.00	18,000.00	18,000.00	88,740															