PT OF LOT 15
IN OR 934/271
PINE BREEZE ESTATE PB 5/307

HASKIN KAREN O &/SCHLEGEL MARK A
44650 PINEBREEZE BLVD
CALLAHAN, FL 32011

2023

04-1N-25-279E-0015-0010

BUILDING CHARACTERISTICS

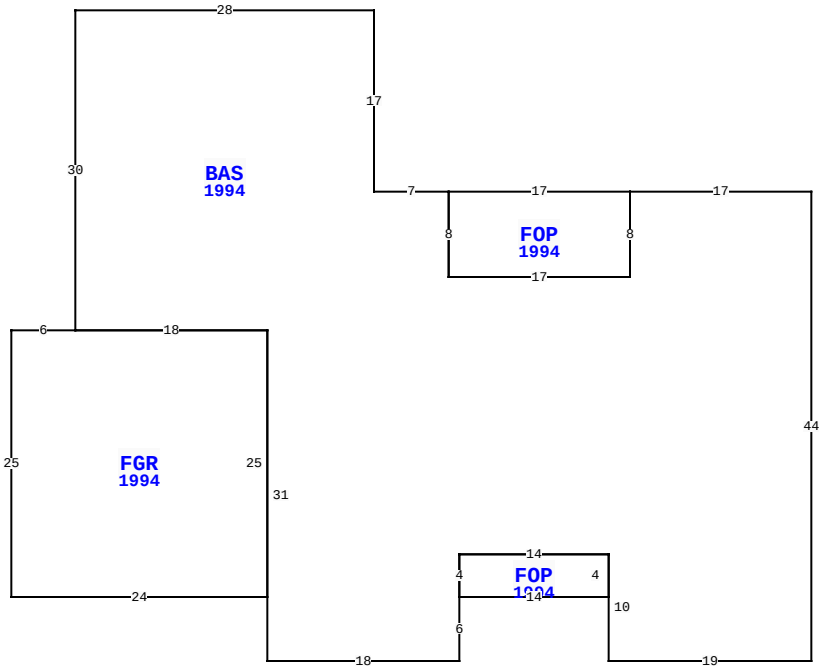
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,678	100	2,678	254,202
FGR	600	55	330	31,324
FOP	56	30	17	1,614
FOP	136	30	41	3,892
TOTALS	3,470		3,066	291,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,066	96.6000	114.71	351,701	1994	1999	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2001 Heated Area: 2678 HX Base Yr 2001



44650 PINEBREEZE BLVD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		291,033
TOTAL MARKET OB/XF VALUE		28,510
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		387,043
SOH/AGL Deduction		222,061
ASSESSED VALUE		164,982
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		114,982
TOTAL JUST VALUE		387,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B94881	NEW CONSTR	126,784	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/0271	5/30/2000	WD	U	I	07	100
GRANTOR: HERRING WILLARD G & J						
GRANTEE: HASKIN KAREN & MARK						
0680/1371	5/13/1993	WD	Q	V		14,000
GRANTOR: SANDEL & JONES						
GRANTEE: HERRING WILLARD & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W17 FOP=[YR=1994] W17 S8 E17 N8 $ S8 W17 N8 W7 N17 W28 S30 FGR=[YR=1994] W6 S25 E24 N25 W18 $ E18 S31 E18 N6 FOP=[YR=1994] E14 N4 W14 S4 $ N4 E14 S10 E19 N44 $.

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	0511	GARAGE CB-	0	100	25	29	725.00	SF	40.00	40.00	100	1994	1994	3	70	20,300	
2	0812	CONCRETE C	0	100	0	0	2,932.00	SF	4.00	4.00	100	1994	1994	3	70	8,210	

LAND DESCRIPTION

TOTAL OB/XF 28,510

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	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 08/02/2023 BY SYS