SOUTH 322.67FT OF THE NORTH
860.64FT OF LOTS 17 & 18
PINEBREEZE ESTATES PBK 5/307

JENSEN MISTY & STEVEN
55066 TAMARA LANE
CALLAHAN, FL 32011

2023

04-1N-25-279E-0017-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

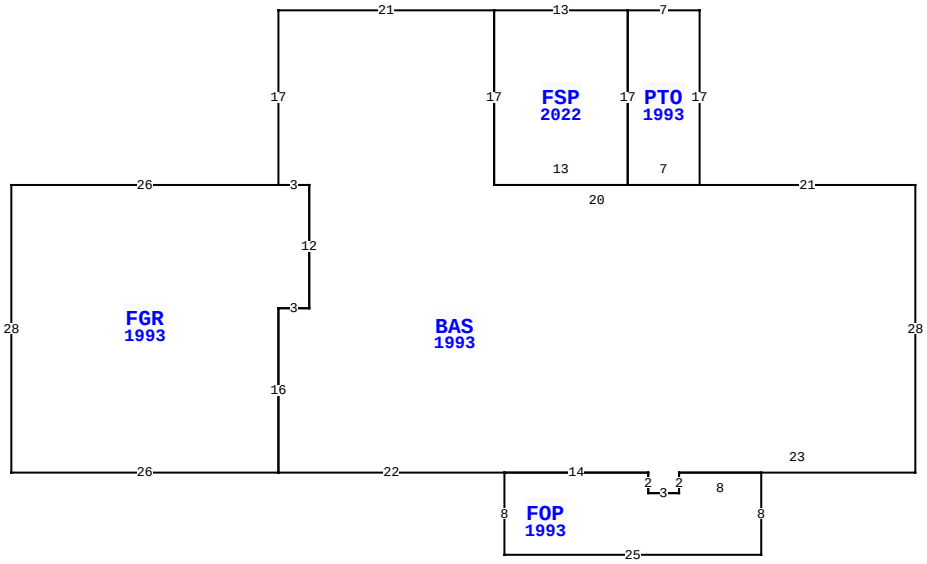
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,063	100	2,063	175,399
FGR	764	55	420	35,709
FOP	194	30	58	4,931
FSP	221	40	88	7,482
PTO	119	5	6	510
TOTALS	3,361		2,635	224,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,635	118.1280	106.61	280,917	1992	1995	0	0	0	20.25	79.75

1 SINGLE FAM – 0% - 2023 Heated Area: 2063 HX Base Yr



55066 TAMARA LN, 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	235,276
TOTAL MARKET OB/XF VALUE	15,806
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	305,082
SOH/AGL Deduction	0
ASSESSED VALUE	305,082
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,082
TOTAL JUST VALUE	305,082
NCON VALUE	15,583
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13078	RE-ROOF	14,785	08/01/2012
B952022	GARAGE	16,500	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/1304	12/20/2022	WD	Q	I	01	355,000
GRANTOR: WATKINS CINDY JOY						
GRANTEE: JENSEN MISTY & STEV						
2593/1859	10/03/2022	FJ	U	I	11	0
GRANTOR: DRENCKPOHL PATRICIA A						
GRANTEE: WATKINS CINDY JOY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 PTO=[YR=1993] N17 W7 FSP=[YR=2022] W13 S17 E13 N17$ S17 E7$ W20 N17 W21 S17 FGR=[YR=1993] W26 S28 E26 N16 E3 N12 W3$ E3 S12 W3 S16 E22FOP=[YR=1993] S8E25N8 W8 S2 W3 N2 W14$ E14 S2 E3 N2 E23 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
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	74	1,480	
3	0812	CONCRETE C	0	0	0	0	3,486.00	SF	4.00	4.00	100	1992	1992	3	66	9,203	
5	0510	GARAGE WD-	0	0	16	36	576.00	SF	24.85	24.85	100	1993	1993	3	20	2,863	
7	0810	CONCRETE A	0	0	21	23	483.00	SF	6.50	6.50	100	1995	1995	3	72	2,260	

LAND DESCRIPTION

TOTAL OB/XF 15,806

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	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 3.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/02/2023 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

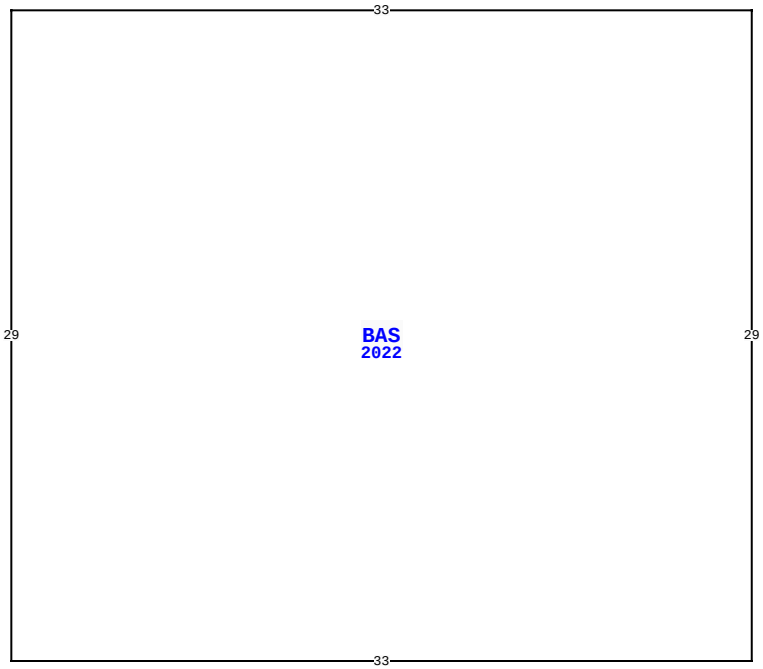
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	957	100	957	11,245
TOTALS	957		957	11,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	957	65.8260	23.04	22,049	1995	1995	0	0	0	49.00	51.00

2 GARAGE RES – 0% - 2023 Heated Area: 957 HX Base Yr



55066 TAMARA LN, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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GRANTOR: DRENCKPOHL PATRICIA A						
GRANTEE: WATKINS CINDY JOY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W33 S29 E33 N29$.

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

REVIEW DATE 01/14/2021 BY KWA Total Acres: 3.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/02/2023 BY SYS