

LOTS 18 & 17 (EX PT IN
OR 657/199,662/1236 &
OR 680/1875)

JONES SCOTT & DONNA
44613 PINEBREEZE BLVD
CALLAHAN, FL 32011

2023

04-1N-25-279E-0018-0000



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	PAGE 1 of 2 6										
Exterior Wall	20	FACE BRICK 100	0900	01	2,933	97.3370	115.59	339,025	1992	1999	0	0	0	17.25	82.75	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0													Heated Area: 2189									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 80																							
Interior Floo	08	SHT VINYL 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality			02	Quality Level 02																					
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	1,979	100	1,979	189,293																					
BAS	210	100	210	20,087																					
FGR	1,240	55	682	65,233																					
FOP	144	30	43	4,113																					
PTO	375	5	19	1,817																					
TOTALS			3,948	2,933	280,543																				
EXTRA FEATURES			44613 PINEBREEZE BLVD, CALLAHAN																						
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									
2	0812	CONCRETE C	0 100	0	0	2,457.00	SF	4.00	4.00	100	1992	1992	3	66	6,486										
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590										
4	0861	POOL GUNIT	0 100	0	0	405.00	SF	85.00	85.00	100	1996	1996	3	20	6,885										
5	0845	KOOL DECK	0 100	0	0	716.00	SF	7.25	7.25	100	1996	1996	3	73	3,789										
6	0812	CONCRETE C	0 100	0	0	1,407.00	SF	4.00	4.00	100	2003	2003	3	84	4,728										
TOTAL OB/XF 24,478																									
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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000								
2	000115	C	SFR ACRES	100	0006		0.00	0.00	1.00	AC		1.00	1.00	0.85	45,000.00	38,250.00	38,250								
REVIEW DATE 07/25/2022 BY KBA Total Acres: 2.00 Total Land Value: 83,250 Market: 0 Agricultural: 0 Common: 83,250 PRINTED 08/02/2023 BY SYS																									

VALUATION SUMMARY		STANDARD
Tax Group: 6		Tax Dist:
BUILDING MARKET VALUE		300,852
TOTAL MARKET OB/XF VALUE		24,478
TOTAL LAND VALUE - MARKET		83,250
TOTAL MARKET VALUE		408,580
SOH/AGL Deduction		211,896
ASSESSED VALUE		196,684
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		146,684
TOTAL JUST VALUE		408,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R5173	REPAIR/RRF	2,500	06/01/2003
B10920	GARAGE	42,570	03/19/2003
R4902	REPAIR/RRF	650	03/01/2003
R4901	REPAIR/RRF	1,000	03/01/2003
B9603160	SWIM POOL	20,500	07/01/1996
7857	NEW CONSTR	97,896	02/20/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0624/0429	4/18/1991	WD	U	V	01	10,000
GRANTOR: SANDEL ROBERT A ETAL						
GRANTEE: JONES SCOTT & DONNA						
0624/0428	3/27/1991	WD	U	I	16	100
GRANTOR: SANDEL ROBERT A ETAL						
GRANTEE: JONES SCOTT & DONNA						

BUILDING NOTES	
BUILDING DIMENSIONS	
FGR=[YR=1993] W31 S14 PTO=[YR=1993] W25 S15 BAS=[YR=1993] S24 BAS=[YR=2003] W14 S15 E14 N15\$ S23 E16 N7 FOP=[YR=1993] E24 N6 W24 S6\$ N6 E24 S13 E16 N36 W31 N11 W25\$ E25 N15\$ S26 E31 N40\$.	

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