LOT 21
IN OR 2157/1277
PINEBREEZE ESTATES PBK 5/307

KRAMER DAVID R III & ELIZABETH J
44501 PINEBREEZE BLVD
CALLAHAN, FL 32011

2023

04-1N-25-279E-0021-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

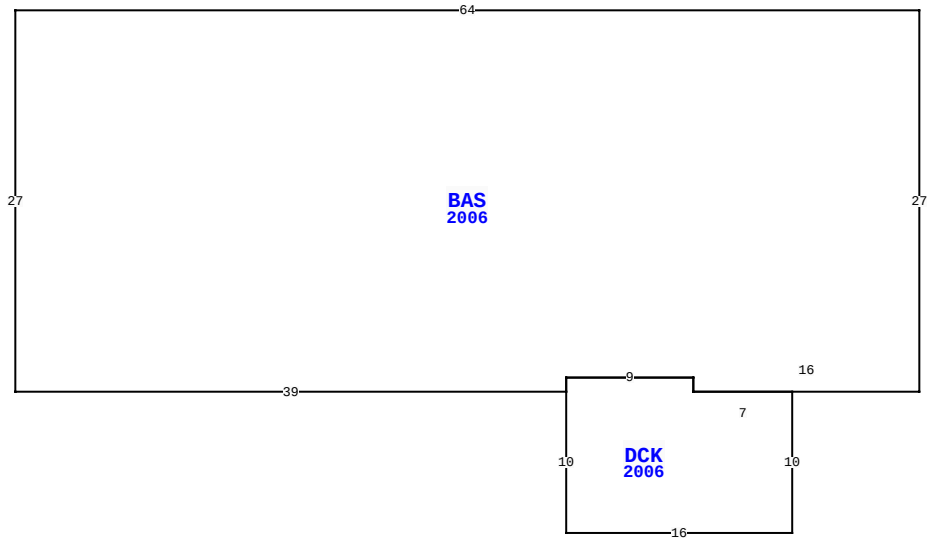
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,719	100	1,719	109,782
DCK	169	15	25	1,597
TOTALS	1,888		1,744	111,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,744	157.3000	110.11	192,032	1995	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2019 Heated Area: 1719 HX Base Yr 2019



44501 PINEBREEZE BLVD, CALLAHAN

BLD DATE	02/26/2008 KW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		121,484
TOTAL MARKET OB/XF VALUE		2,444
TOTAL LAND VALUE - MARKET		94,680
TOTAL MARKET VALUE		218,608
SOH/AGL Deduction		72,318
ASSESSED VALUE		146,290
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		96,290
TOTAL JUST VALUE		218,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU94727	MH MOVE-ON	0	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2157/1277	11/07/2017	SW	Q	I	01	155,000
GRANTOR: 44501 PINEBREEZE BLVD						
GRANTEE: KRAMER DAVID R III						
2124/1194	6/05/2017	CT	U	I	18	80,200
GRANTOR: CLERK OF COURT						
GRANTEE: 44501 PINEBREEZE BL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W64 S27 E39 DCK=[YR=2006] S10 E16 N10 W7 N1 W9 S1$ N1 E9 S1 E16 N27$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	79	1,580	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1998	1998	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 2,444

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	5.26	AC		1.00	1.00	1.00	18,000.00	18,000.00	94,680							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 5.26 Total Land Value: 94,680 Market: 0 Agricultural: 0 Common: 94,680 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 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

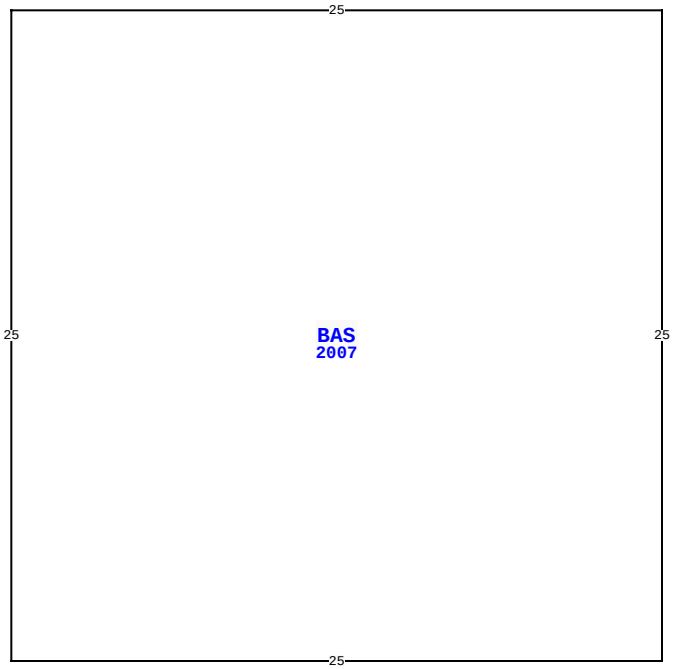
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	625	10,105
TOTALS	625		625	10,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	625	57.7500	20.21	12,631	2007	2007	0	0	0	20.00	80.00

2 GARAGE RES – 100% - 2019 Heated Area: 625 HX Base Yr 2019



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GRANTOR: CLERK OF COURT						
GRANTEE: 44501 PINEBREEZE BL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W25 S25 E25 N25$.

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 07/25/2022 BY KBA Total Acres: 5.26 Total Land Value: 94,680 Market: 0 Agricultural: 0 Common: 94,680 PRINTED 08/02/2023 BY SYS