LOT 23
IN OR 1569/1219
PINEBREEZE ESTATES PB 5/307

SHINKLE BRUCE D & LYNN
44122 RED BIRD LANE
CALLAHAN, FL 32011

**2023**

**04-1N-25-279E-0023-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

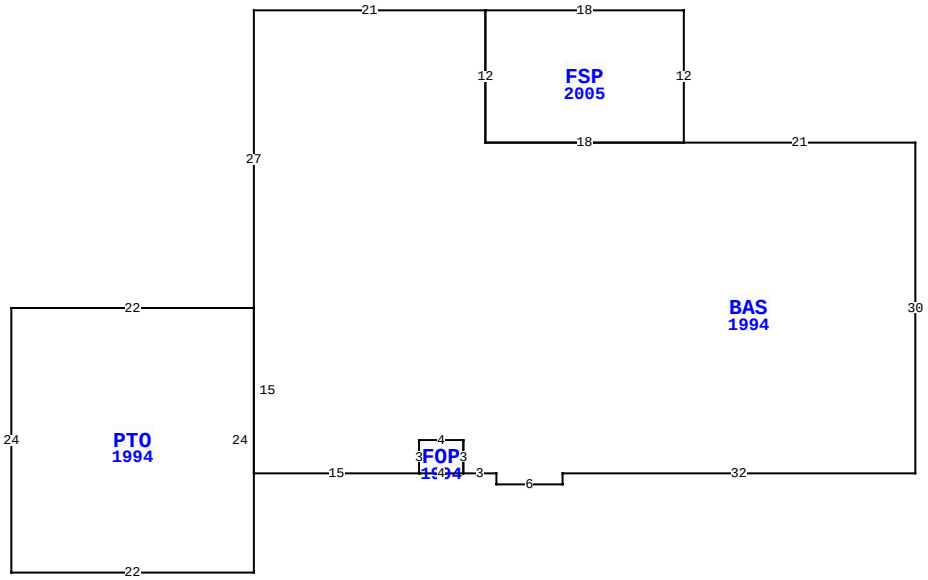
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 2,046 | 100 | 2,046 | 202,996 |
| FOP | 12 | 30 | 4 | 397 |
| FSP | 216 | 40 | 86 | 8,533 |
| PTO | 528 | 5 | 26 | 2,579 |
| TOTALS | 2,802 | | 2,162 | 214,506 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,162 | 105.7616 | 125.59 | 271,526 | 1994 | 1994 | 0 | 0 | 0 | 21.00 | 79.00 |

1 SNGL FAM – 100% - 2009 Heated Area: 2046 HX Base Yr 2009




44122 RED BIRD LN, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 233,615 |
| TOTAL MARKET OB/XF VALUE | | 4,714 |
| TOTAL LAND VALUE - MARKET | | 94,500 |
| TOTAL MARKET VALUE | | 332,829 |
| SOH/AGL Deduction | | 154,639 |
| ASSESSED VALUE | | 178,190 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 128,190 |
| TOTAL JUST VALUE | | 332,829 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 280,362 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B13856 | GARAGE | 0 | 10/01/2004 |
| B941001 | NEW CONSTR | 78,215 | 05/01/1994 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1569/1219 | 6/03/2008 | WD | Q | I | | 319,900 |
| GRANTOR: COPELAND EARNEST O & | | | | | | |
| GRANTEE: SHINKLE BRUCE D & L | | | | | | |
| 1003/1737 | 8/20/2001 | WD | Q | I | | 140,000 |
| GRANTOR: METRIE R DEAN & JENNI | | | | | | |
| GRANTEE: COPELAND EARNEST O | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1994] W21 FSP=[YR=2005] N12 W18 S12 E18 $ W18 N12 W21 S27 PTO=[YR=1994] W22 S24 E22 N24 $ S15 E15 FOP=[YR=1994] E4 N3 W4 S3 $ N3 E4 S3 E3 S1 E6 N1 E32 N30 $ .

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 8 | 64.00 | SF | 19.50 | 19.50 | 100 | 1998 | 1998 | 3 | 20 | 250 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 12 | 15 | 180.00 | SF | 6.50 | 6.50 | 100 | 2005 | 2005 | 3 | 87 | 1,018 | |
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 20 | 10 | 200.00 | SF | 30.00 | 30.00 | 100 | 2004 | 2004 | 3 | 24 | 1,440 | |
| 6 | 0462 | ST/AL FNC | 0 | 100 | 14 | 7 | 98.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 40 | 392 | |
| 7 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 262.00 | SF | 7.00 | 7.00 | 100 | 2006 | 2006 | 3 | 88 | 1,614 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,714

| 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 | 5.25 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 94,500 | | | | | | | |

REVIEW DATE 07/30/2018 BY KBX Total Acres: 5.25 Total Land Value: 94,500 Market: 0 Agricultural: 0 Common: 94,500 PRINTED 08/02/2023 BY SYS

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IN OR 1569/1219
PINEBREEZE ESTATES PB 5/307

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**2023**

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## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

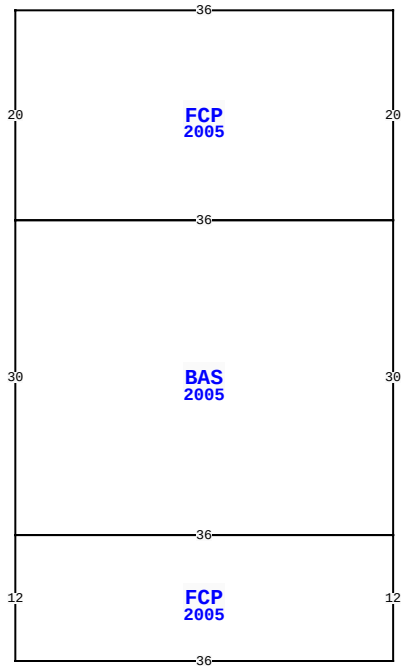
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| 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 | 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 | 1,080 | 100 | 1,080 | 15,086 |
| FCP | 432 | 25 | 108 | 1,509 |
| FCP | 720 | 25 | 180 | 2,514 |
| TOTALS | 2,232 | | 1,368 | 19,109 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,368 | 52.5000 | 18.38 | 25,144 | 2005 | 2005 | 0 | 0 | 0 | 24.00 | 76.00 |

2 GARAGE RES – 100% - 2009 Heated Area: 1080 HX Base Yr 2009




44122 RED BIRD LN, CALLAHAN

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|---|---|---|---|
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| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

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| 1003/1737 | 8/20/2001 | WD | Q | I | | 140,000 |
| GRANTOR: METRIE R DEAN & JENNI | | | | | | |
| GRANTEE: COPELAND EARNEST O | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FCP=[YR=2005] W36 S20 BAS=[YR=2005] S30 FCP=[YR=2005] S12 E36 N12 W36$ E36 N30 W36$ E36 N20$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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