



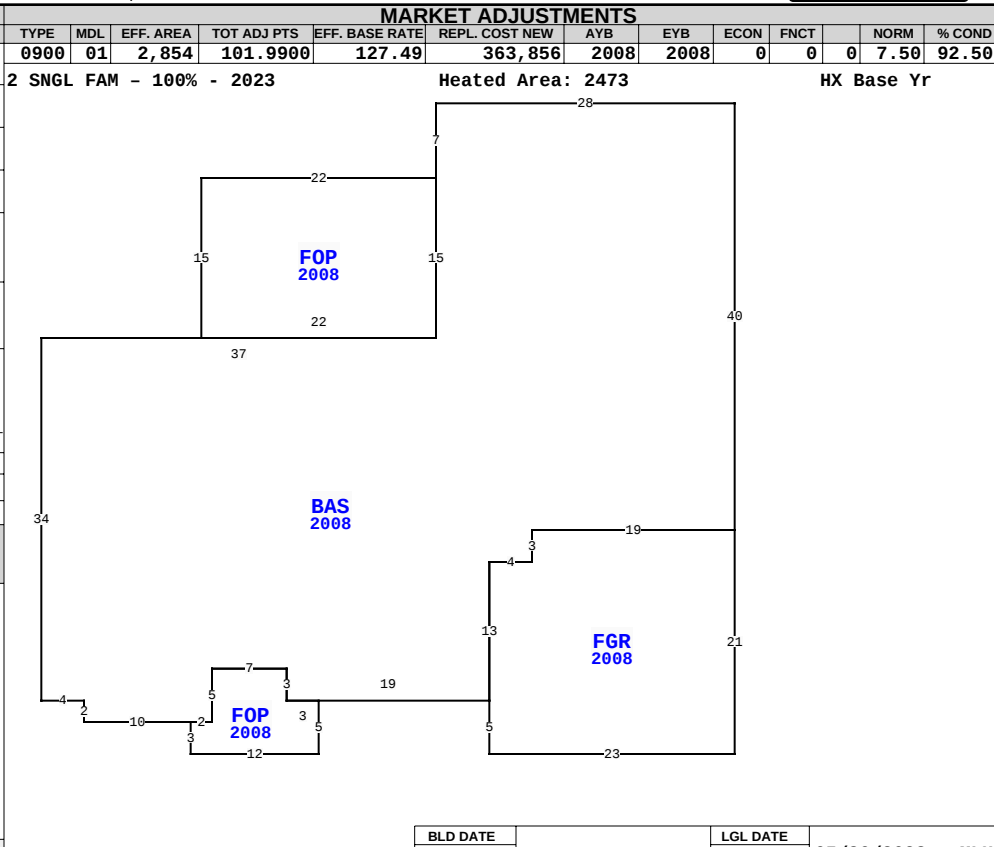
BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	N/A 100
Roof Cover	03 COMP SHNGL 90
Roof Cover	03 COMP SHNGL 10
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	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	8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,473	100	2,473	291,637
FGR	471	55	259	30,544
FOP	77	30	23	2,712
FOP	330	30	99	11,675
TOTALS	3,351		2,854	336,567

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,940.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	55	4	220.00	SF	6.50	6.50	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
4	0810	CONCRETE A	0	100	60	4	240.00	SF	6.50	6.50	
5	1242	WD DECK A	0	100	0	0	954.00	SF	10.00	10.00	
6	0525	GAZEBO	0	100	0	0	1.00	UT	10,000.00	10,000.00	
7	0812	CONCRETE C	0	100	0	0	1,292.00	SF	4.00	4.00	
8	0810	CONCRETE A	0	100	40	4	160.00	SF	6.50	6.50	
9	0812	CONCRETE C	0	100	0	0	6,629.00	SF	3.00	3.00	
10	0351	CARPORT MT	2	100	41	20	820.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	OR	0.00	0.00	2.01	AC	
2	009630	C	SWAMP	100		OR	0.00	0.00	28.65	AC	



44935 PINEBREEZE CIR, CALLAHAN	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	OR	0.00	0.00	2.01	AC	
2	009630	C	SWAMP	100		OR	0.00	0.00	28.65	AC	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		360,627	
TOTAL MARKET OB/XF VALUE		65,258	
TOTAL LAND VALUE - MARKET		104,775	
TOTAL MARKET VALUE		530,660	
SOH/AGL Deduction		0	
ASSESSED VALUE		530,660	
TOTAL EXEMPTION VALUE		13	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		530,660	
NCON VALUE		8,200	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		508,487	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002916	CARPORT	27,256	03/06/2023
M2101820	H/AC	7,700	02/16/2021
M13728	MECH OTHER	0	04/01/2008
R11103	REPAIR/RRF	5,000	03/01/2008
P12867	OTHER	0	11/01/2007
C20696	CO ISSUED	0	10/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1998/1283	8/23/2015	SW	U	V	37
GRANTOR: HIGGINBOTHAM MARVIN E					
GRANTEE: LANGHORNE MIKAL					
1424/1095	6/29/2006	WD	Q	V	
GRANTOR: ORTIZ ISMAEL G & JULI					
GRANTEE: LANGHORNE MIKAL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W28 S7 FOP=[YR=2008] W22 S15 E22 N15\$ S15 W37 S34 E4 S2 E10 FOP=[YR=2008] S3 E12 N5 W3 N3 W7S5W2\$E2N5 E7 S3 E19 FGR=[YR=2008] S5 E23 N21 W19 S3 W4 S13\$ N13 E4 N3 E19 N40\$.											

LANGHORNE MIKAL
44935 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

04-1N-25-276C-0004-0000

[illegible]