

ROWELL DUSTIN S
44855 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

04-1N-25-276C-0009-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10012MODULAR MT 10005DRYWALL 10014CARPET 7008SHT VINYL 3003CENTRAL 10004AIR DUCTED 100Bedrooms3 100Bathrooms2 100Frame02WOOD FRAME 100Stories Units1.1. 1000 100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA08NEIGHBORHOOD/LOC8006.00AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUEBAS1,1881001,18852,519FOP104301,370TOTALS1,2921,21953,890EXTRA FEATURES44855 PINEBREEZE CIR, CALLAHANBLD DATE01/24/2007KEWLGL DATE05/30/2023MLUXF DATEINC DATEL NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND0800021,219122.800092.10112,2702001200100052.0048.00Heated Area: 1188HX Base YrBAS2006FOP2006

NASSAU COUNTY PROPERTY

PAGE 1 of 16VALUATION SUMMARYVALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUE53,890TOTAL MARKET OB/XF VALUE0TOTAL LAND VALUE - MARKET50,400TOTAL MARKET VALUE104,290SOH/AGL Deduction23,059ASSESSED VALUE81,231TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE81,231TOTAL JUST VALUE104,290NCON VALUE2,634INCOME VALUEPREVIOUS YEAR MKT VALUE100,232SALES DATAOFF RECORD NumberDATETYPEINSTQUVIRSN CD SALE PRICE1934/07118/20/2014WDQUI0150,000GRANTOR:MCMILLAN LARRYGRANTEE:ROWELL DUSTIN S1746/11137/08/2011WDUII1137,000GRANTOR:SECRETARY OF HOUSINGGRANTEE:MCMILLIAN LARRYBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2006] W44 S27 E18 FOP=[YR=2006] S8 E13 N8 W13 \$ E26 N27 \$.REVIEW DATE05/10/2024BYTWA

Total Acres: 1.12Total Land Value: 50,400Market: 0Agricultural: 0Common: 50,400PRINTED 08/06/2024 BY SYS