LOT 11
AMENDED CUSHING CREEK ESTATES
PB 6/92-94

BARTELL JOSHUA R/GALLOWAY OLIVIA H
44785 PINEBREEZE CIR
CALLAHAN, FL 32011

2024

04-1N-25-276C-0011-0000

BUILDING CHARACTERISTICS

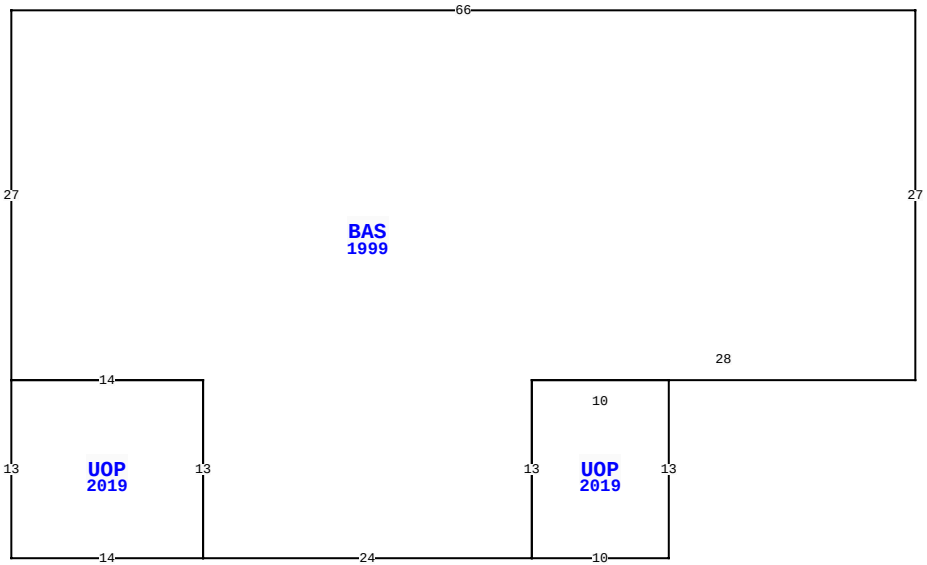
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	2,094	162,558
UOP	130	25	32	2,484
UOP	182	25	46	3,571
TOTALS	2,406		2,172	168,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,172	143.7600	107.82	234,185	1998	2013	0	0	0	28.00	72.00

1 M/H 94+ – 100% - 2024 Heated Area: 2094 HX Base Yr 2024



44785 PINEBREEZE CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	21.30	21.30	100	2000	2000	3	20	409	
3	0810	CONCRETE A	0	100	0	0	341.00	SF	6.50	6.50	100	2005	2005	3	86	1,906	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		168,613
TOTAL MARKET OB/XF VALUE		5,150
TOTAL LAND VALUE - MARKET		50,850
TOTAL MARKET VALUE		224,613
SOH/AGL Deduction		0
ASSESSED VALUE		224,613
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		174,613
TOTAL JUST VALUE		224,613
NCON VALUE		17,405
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2669/119	8/29/2023	WD	Q	I	01	280,000
GRANTOR: MORRISON JORDAN						
GRANTEE: BARTELL JOSHUA R						
2299/0311	8/15/2019	WD	Q	I	01	159,900
GRANTOR: JOHNSON CAROLYN D						
GRANTEE: VIERGUTZ JORDAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W66 S27 E14 S13 E24 N13 E28 N27 $
UOP=[YR=2019;ORIG=-66,27] S13 E14 N13 W14 $
UOP=[YR=2019;ORIG=-28,40] E10 N13 W10 S13 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,150

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.13	AC		1.00	1.00	1.00	45,000.00	45,000.00	50,850							

REVIEW DATE 02/24/2020 BY KB Total Acres: 1.13 Total Land Value: 50,850 Market: 0 Agricultural: 0 Common: 50,850 PRINTED 08/06/2024 BY SYS