LOT 13
IN OR 2388/1173
AMENDED CUSHING CREEK ESTATES

**HUTCHINSON ROY K/THOMPSON LUCILLE R & JOHNNY EUGEN**
44729 PINEBREEZE CIR
CALLAHAN, FL 32011

**2024**

**04-1N-25-276C-0013-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

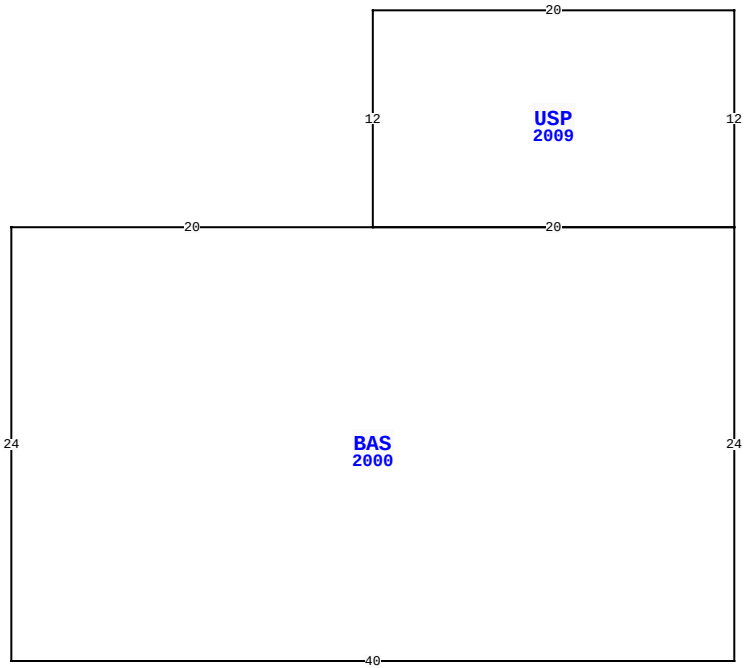
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 03 | Quality Level 03 |
| 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 | 960 | 100 | 960 | 38,817 |
| USP | 240 | 50 | 120 | 4,852 |
| TOTALS | 1,200 | | 1,080 | 43,669 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,080 | 117.2000 | 87.90 | 94,932 | 1995 | 2000 | 0 | 0 | 0 | 54.00 | 46.00 |

1 M/H 94+ – 50% - 2001 Heated Area: 960 HX Base Yr 2001




44729 PINEBREEZE CIR, CALLAHAN

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 43,669 |
| TOTAL MARKET OB/XF VALUE | | 18,432 |
| TOTAL LAND VALUE - MARKET | | 79,200 |
| TOTAL MARKET VALUE | | 141,301 |
| SOH/AGL Deduction | | 54,895 |
| ASSESSED VALUE | | 86,406 |
| TOTAL EXEMPTION VALUE | SX HA HAB | 32,733 |
| BASE TAXABLE VALUE | | 53,673 |
| TOTAL JUST VALUE | | 141,301 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 140,622 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0107918 | GARAGE | 10,500 | 01/01/2001 |
| B996335 | XFOB | 950 | 08/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2695/742 | 1/23/2024 | QC | U | I | 11 | 100 |
| GRANTOR: DAVIS JANET E ET AL | | | | | | |
| GRANTEE: THOMPSON LUCILLE R | | | | | | |
| 2388/1173 | 8/20/2020 | QC | U | I | 11 | 100 |
| GRANTOR: CANADAY LUCILLE R | | | | | | |
| GRANTEE: DAVIS JANET E & KEL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

USP=[YR=2009] W20 S12 BAS=[YR=2000] W20 S24 E40 N24 W20$ E20 N12$.

## 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 | 0511 | GARAGE CB- | 0 | 50 | 24 | 24 | 576.00 | SF | 40.00 | 40.00 | 100 | 2001 | 2001 | 3 | 80 | 18,432 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,432

| 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 | 50 | 0006 | OR | 0.00 | 0.00 | 2.20 | AC | | 1.00 | 1.00 | 0.80 | 45,000.00 | 36,000.00 | 79,200 | | | | | | | |

REVIEW DATE 10/24/2022 BY KWA Total Acres: 2.20 Total Land Value: 79,200 Market: 0 Agricultural: 0 Common: 79,200 PRINTED 08/06/2024 BY SYS