LOT 14 SEC 5-1N-25
AMENDED CUSHING CREEK ESTATES
PB 6/92-94

CINTRON MARIA E & CRUZ
44695 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2024

04-1N-25-276C-0014-0000

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 70
Interior Floo	13	LVT/LAMNT 30
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
Quality	05	Quality Level 05

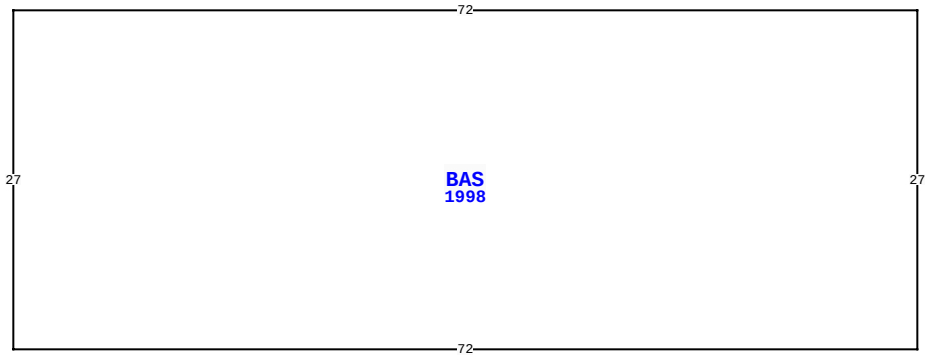
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	1,944	199,241
TOTALS	1,944		1,944	199,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,944	140.8800	105.66	205,403	1998	2020	0	0	0	3.00	97.00

1 M/H 94+ – 0% - 2024 Heated Area: 1944 HX Base Yr



44695 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	199,241
TOTAL MARKET OB/XF VALUE	2,835
TOTAL LAND VALUE - MARKET	50,850
TOTAL MARKET VALUE	252,926
SOH/AGL Deduction	0
ASSESSED VALUE	252,926
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,926
TOTAL JUST VALUE	252,926
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003283	REPAIR/RRF	7,500	03/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0855	1/07/2023	QC	U	I	11	100
GRANTOR: MATOS ANTONIO & EDNA						
GRANTEE: CINTRON MARIA E & C						
2476/1149	6/18/2021	WD	Q	I	02	205,000
GRANTOR: PBP HOMES INC						
GRANTEE: MATOS ANTONIO & EDN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W72 S27 E72 N27$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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	0	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 07/16/2021 BY KB Total Acres: 1.13 Total Land Value: 50,850 Market: 0 Agricultural: 0 Common: 50,850 PRINTED 08/06/2024 BY SYS