LOT 20 SEC 5-1N-25
IN OR 906/1692
R673594 & R673595

WILLARD CHARLES D &/TIMMONS ROBERTA
44569 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

**2024**

**04-1N-25-276C-0020-0000**

## 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 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 | 04 | Quality Level 04 |

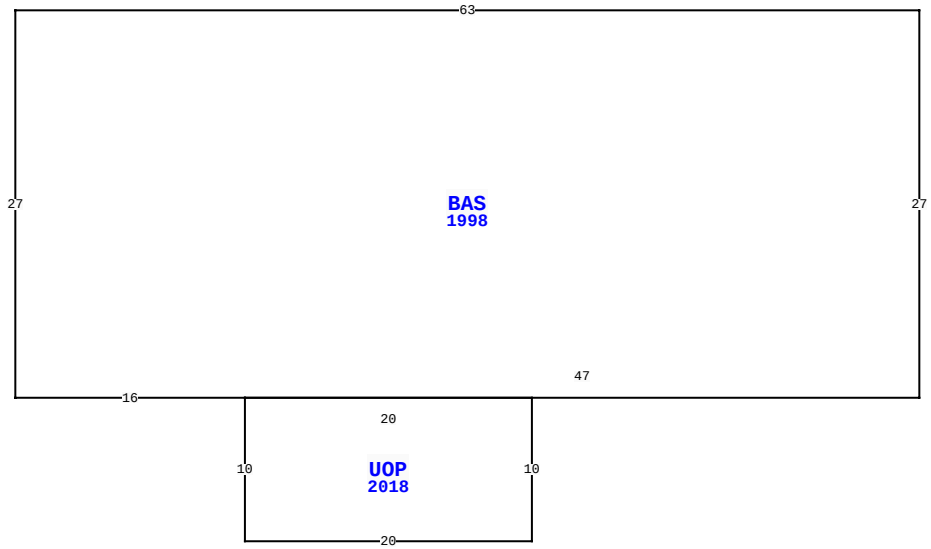
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,701 | 100 | 1,701 | 82,516 |
| UOP | 200 | 25 | 50 | 2,426 |
| TOTALS | 1,901 | | 1,751 | 84,941 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,751 | 129.3600 | 97.02 | 169,882 | 1998 | 2002 | 0 | 0 | 0 | 50.00 | 50.00 |

1 M/H 94+ – 100% - 1999 Heated Area: 1701 HX Base Yr 1999




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

44569 PINEBREEZE CIR, CALLAHAN

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 84,941 |
| TOTAL MARKET OB/XF VALUE | | 7,440 |
| TOTAL LAND VALUE - MARKET | | 76,680 |
| TOTAL MARKET VALUE | | 169,061 |
| SOH/AGL Deduction | | 93,898 |
| ASSESSED VALUE | | 75,163 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 25,163 |
| TOTAL JUST VALUE | | 169,061 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 166,992 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0906/1692 | 11/05/1999 | WD | U | I | 07 | 100 |
| GRANTOR: HIGGINBOTHAM MARVIN | | | | | | |
| GRANTEE: WILLIARD CHARLES D | | | | | | |
| 0850/0462 | 9/25/1998 | WD | U | V | 13 | 25,000 |
| GRANTOR: HIGGINBOTHAM MARVIN E | | | | | | |
| GRANTEE: WILLIARD CHARLES D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W63 S27 E16 UOP=[YR=2018] S10 E20 N10 W20$ E47 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 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1998 | 1998 | 3 | 81 | 2,835 | |
| 2 | 0510 | GARAGE WD- | 0 | 100 | 23 | 11 | 253.00 | SF | 35.00 | 35.00 | 100 | 2008 | 2008 | 3 | 52 | 4,605 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,440

| 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 | 2.13 | AC | | 1.00 | 1.00 | 0.80 | 45,000.00 | 36,000.00 | 76,680 | | | | | | | |

REVIEW DATE 02/21/2020 BY KBP Total Acres: 2.13 Total Land Value: 76,680 Market: 0 Agricultural: 0 Common: 76,680 PRINTED 08/06/2024 BY SYS