LOT 23 SEC 5-1N-25
AMENDED CUSHING CREEK ESTATES PB
CONSERV ESMT PT OR 993/821

BAZEMORE MICHAEL WALLACE & SAMANTHA JILL/BAZEMORE
44415 PINEBREEZE CIR
CALLAHAN, FL 32011

2024

04-1N-25-276C-0023-0000

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 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

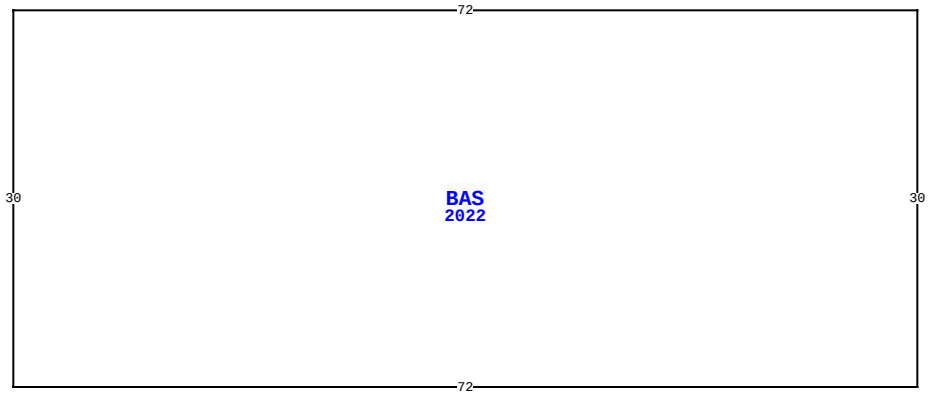
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2,160	225,559
TOTALS	2,160		2,160	225,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,160	140.6400	105.48	227,837	2022	2022	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2023 Heated Area: 2160 HX Base Yr 2023



44415 PINEBREEZE CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		225,559
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		175,140
TOTAL MARKET VALUE		400,699
SOH/AGL Deduction		24,498
ASSESSED VALUE		376,201
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		326,201
TOTAL JUST VALUE		400,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000700	CO ISSUED	0	07/26/2022
22002700	MH MOVE-ON	0	02/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2524/0197	12/15/2021	WD	U	V	37	100,000
GRANTOR: SMITH THOMAS M						
GRANTEE: BAZEMORE MICHAEL W						
2019/1854	12/21/2015	SW	U	V	11	100
GRANTOR: SMITH GREGORY A						
GRANTEE: SMITH GREGORY A & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W72 S30 E72 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	58.38	AC		1.00	1.00	0.60	5,000.00	3,000.00	175,140							

REVIEW DATE 01/03/2023 BY KW Total Acres: 58.38 Total Land Value: 175,140 Market: 0 Agricultural: 0 Common: 175,140 PRINTED 08/06/2024 BY SYS