

LOT 24 SEC 5-1N-25
IN OR 2037/1594 2002 FTWD DW
CONSERV ESMT PT OR 993/821

CARR KENNETH R
44380 PINE BREEZE CIR
CALLAHAN, FL 32011

2024

04-1N-25-276C-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 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		4 100
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	2,232	100	2,232	122,055
UOP	240	25	60	3,281

TOTALS 2,472 2,292 125,336

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0940	SHEDS/PORT	0 100	16	10	160.00	SF	21.30	
3	0855	CONC PAVER	0 100	11	5	55.00	SF	10.00	
4	0510	GARAGE WD-	0 100	30	24	720.00	SF	35.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.28

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,292	130.2000	97.65	223,814	2002	2005	0	0	0 44.00	56.00
1 M/H 94+ - 100% - 2017 Heated Area: 2232 HX Base Yr 2017											
31 72 31 42 30 24 10 10 24 24 10 10 BAS 2002 UOP 2009											
44380 PINEBREEZE CIR, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/30/2023 MLU											

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 6								Tax Dist:	
BUILDING MARKET VALUE								125,336	
TOTAL MARKET OB/XF VALUE								24,730	
TOTAL LAND VALUE - MARKET								57,600	
TOTAL MARKET VALUE								207,666	
SOH/AGL Deduction								106,107	
ASSESSED VALUE								101,559	
TOTAL EXEMPTION VALUE								60,000	
BASE TAXABLE VALUE								41,559	
TOTAL JUST VALUE								207,666	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								204,386	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633196	GARAGE	32,134	10/01/2016
MH3826	MH MOVE-ON	0	04/01/2002
MH992698	MH MOVE-ON	0	01/06/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2037/1594	3/30/2016	SW	U	I	12	92,000	
GRANTOR: BAYVIEW LOAN SERVICIN							
GRANTEE: CARR KENNETH R							
2037/1589	2/18/2016	WD	U	I	12	100	
GRANTOR: STANWICH MORTGAGE LOA							
GRANTEE: BAYVIEW LOAN SERVIC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W72 S31 E30 UOP=[YR=2009] S10 E24 N10 W24\$ E42 N31 \$.									