LOT 25 SEC 5-1N-25
IN OR 1937/561
1999 FTWD DW/MH

OWENS RAY A
44406 PINEBREEZE CIR
CALLAHAN, FL 32011

**2024**

**04-1N-25-276C-0025-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

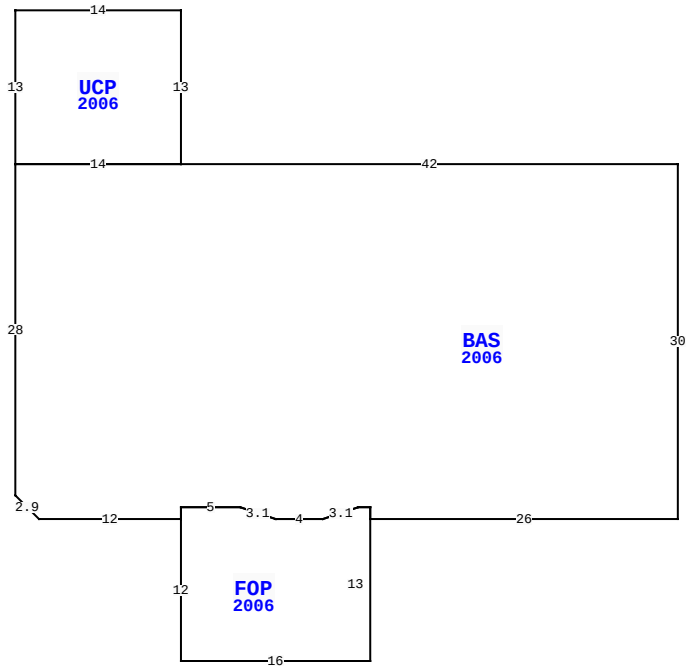
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| BUD4 Adjustme | 50 | . 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 | 1,669 | 100 | 1,669 | 92,089 |
| FOP | 201 | 30 | 60 | 3,311 |
| UCP | 182 | 20 | 36 | 1,986 |
| TOTALS | 2,052 | | 1,765 | 97,386 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,765 | 167.2000 | 125.40 | 221,331 | 1999 | 1999 | 0 | 0 | 0 | 56.00 | 44.00 |

1 M/H 94+ – 100% - 2016 Heated Area: 1669 HX Base Yr 2016




44406 PINEBREEZE CIR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 06/15/2007 DJ | 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 | | 97,386 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 49,950 |
| TOTAL MARKET VALUE | | 147,336 |
| SOH/AGL Deduction | | 64,508 |
| ASSESSED VALUE | | 82,828 |
| TOTAL EXEMPTION VALUE | HX HB WR | 55,000 |
| BASE TAXABLE VALUE | | 27,828 |
| TOTAL JUST VALUE | | 147,336 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 144,975 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R23-09446 | REROOF | 12,150 | 07/24/2023 |
| MH992782 | MH MOVE-ON | 0 | 01/07/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1937/0561 | 9/02/2014 | WD | U | I | 11 | 100 |
| GRANTOR: DAVIS LISA W | | | | | | |
| GRANTEE: OWENS RAY A & ANN M | | | | | | |
| 1935/1363 | 9/02/2014 | WD | Q | I | 01 | 99,900 |
| GRANTOR: DAVIS LISA W | | | | | | |
| GRANTEE: OWENS RAY A & ANN M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W42 UCP=[YR=2006] N13 W14 S13 E14$ W14 S28 D2 R2 E12 FOP=[YR=2006] S12 E16 N13 W1 D1 L3 W4 U1 L3 W5 S1$ N1 E5 D1 R3 E4 U1 R3 E1 S1 E26 N30$.

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 1.11 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 49,950 | | | | | | | |

REVIEW DATE 02/21/2020 BY KBP Total Acres: 1.11 Total Land Value: 49,950 Market: 0 Agricultural: 0 Common: 49,950 PRINTED 08/06/2024 BY SYS