

LOT 28 SEC 5-1N-25
IN OR 1868/1943
2000 CLAY DW/MH

OBRIEN MARK & CINDY
44002 GOLDEN WAY
CALLAHAN, FL 32011

2024

04-1N-25-276C-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	1.	1. 100
Units		0 100

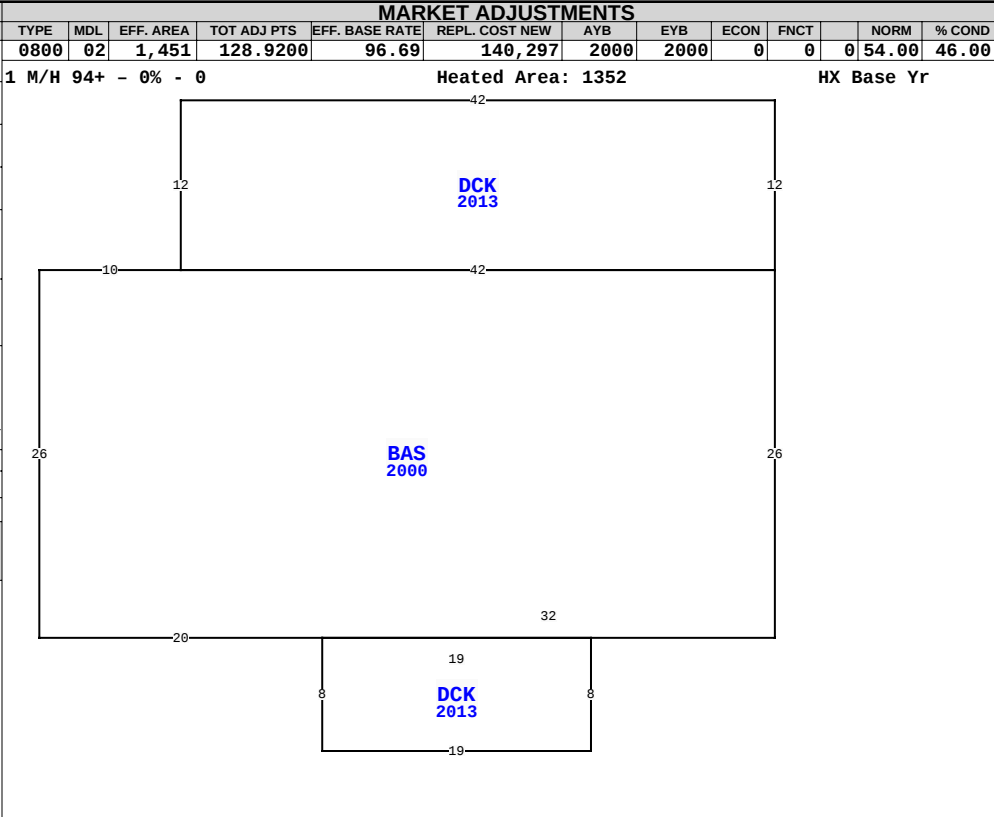
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA
		08
NEIGHBORHOOD/LOC	8006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	60,134
DCK	152	15	23	1,023
DCK	504	15	76	3,380

TOTALS	2,008		1,451	64,537
--------	-------	--	-------	--------

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
1	0940	SHEDS/PORT	0	0	22	12		264.00	SF 21.30	100	2001	2001
2	0350	CARPORT WD	0	0	18	7		126.00	SF 13.00	100	2001	2001
3	0350	CARPORT WD	0	0	28	8		224.00	SF 13.00	100	2001	2001
4	0462	ST/AL FNC	0	0	193	4		772.00	SF 10.00	100	2008	2008
5	1242	WD DECK A	0	0	0	0		254.00	SF 10.00	100	2008	2008

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	AC		1.00



44492 PINEBREEZE CIR, CALLAHAN	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0940	SHEDS/PORT	0	0	22	12		264.00	SF 21.30	100	2001	2001	3	20	1,125	
2	0350	CARPORT WD	0	0	18	7		126.00	SF 13.00	100	2001	2001	3	20	328	
3	0350	CARPORT WD	0	0	28	8		224.00	SF 13.00	100	2001	2001	3	20	582	
4	0462	ST/AL FNC	0	0	193	4		772.00	SF 10.00	100	2008	2008	3	52	4,014	
5	1242	WD DECK A	0	0	0	0		254.00	SF 10.00	100	2008	2008	3	35	889	

TOTAL OB/XF												
												6,938

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		64,537	
TOTAL MARKET OB/XF VALUE		6,938	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		116,475	
SOH/AGL Deduction		22,454	
ASSESSED VALUE		94,021	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		94,021	
TOTAL JUST VALUE		116,475	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		115,224	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003005	MH MOVE-ON	0	03/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1868/1943	7/11/2013	WD	U	I	12	56,500
GRANTOR: VANDERBILT MORTGAGE &						
GRANTEE: O'BRIEN MARK & CIND						
1856/0446	5/13/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: VANDERBILT MORTGAGE						

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
DCK=[YR=2013] W42 S12 BAS=[YR=2000] W10 S26 E20 DCK=[YR=2013] S8E19 N8 W19\$ E32 N26 W42\$ E42 N12\$.												