

LOT 30 SEC 5-1N-25
IN OR 2119/1744
R673527 & R673529

SCHNEIDER JOHN M &/ROBINSON ELIZABETH GREEN
44568 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2024

04-1N-25-276C-0030-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	14	CARPET 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	06	Quality Level 06
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	1,612	100	1,612	164,651
UOP	144	25	36	3,677
TOTALS	1,756		1,648	168,329

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
1	0811	CONCRETE B	0 100	35	22	770.00	SF	5.20	5.20	100	2000	2000	3	79

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0800	02	1,648	151.3200	113.49	187,032	2017	2017	0	0	0	10.00	90.00		
1 M/H 94+ - 100% - 2018 Heated Area: 1612 HX Base Yr 2018														
31 52 31 35 17 18 8 8 18 BAS 2017 UOP 2019														
44568 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										168,329				
TOTAL MARKET OB/XF VALUE										3,163				
TOTAL LAND VALUE - MARKET										45,450				
TOTAL MARKET VALUE										216,942				
SOH/AGL Deduction										157,673				
ASSESSED VALUE										59,269				
TOTAL EXEMPTION VALUE										59,269				
BASE TAXABLE VALUE										0				
TOTAL JUST VALUE										216,942				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										210,990				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003123	DEMOLITION	4,000	01/01/2018
1703313	CO ISSUED	0	06/07/2017
1703313	MH MOVE-ON	0	05/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2119/1744	5/08/2017	WD	Q	I	01	46,000	
GRANTOR: LAMBERT MARK D							
GRANTEE: SCHNEIDER JOHN M &							
0833/0415	5/08/1998	WD	U	V	13	25,000	
GRANTOR: HIGGINBOTHAM MARVIN E							
GRANTEE: AMRHEIN JACQUELINE							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2017] W52 S31 E17 UOP=[YR=2019] S8 E18 N8 W18\$ E35 N31\$.														