LOT 42 R673579
IN OR 857/625
AMENDED CUSHING CREEK ESTATES

STRINE TRACEY H
44802 PINEBREEZE CIR
CALLAHAN, FL 32011-5651

2024

04-1N-25-276C-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

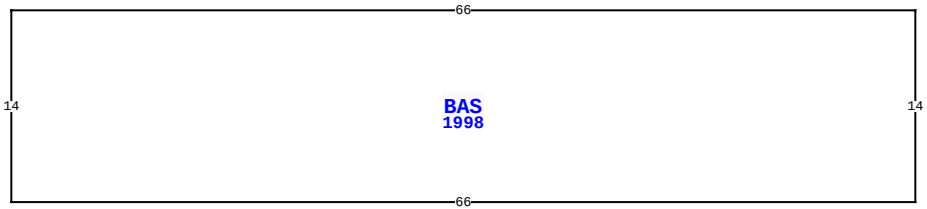
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	20,291
TOTALS	924		924	20,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	97.6000	73.20	67,637	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 1999 Heated Area: 924 HX Base Yr 1999



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		20,291
TOTAL MARKET OB/XF VALUE		10,326
TOTAL LAND VALUE - MARKET		64,080
TOTAL MARKET VALUE		94,697
SOH/AGL Deduction		43,167
ASSESSED VALUE		51,530
TOTAL EXEMPTION VALUE	HX HB WX	31,530
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		94,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0857/0625	12/01/1998	WD	U	V	13	27,000

GRANTOR: HIGGINBOTHAM MARVIN E
GRANTEE: STRINE JOSEPH & TRA

44802 PINEBREEZE CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W66 S14 E66 N14$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	0092	AUTO GATE	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	24	840	
3	1242	WD DECK A	0	100	0	0	604.00	SF	10.00	10.00	100	2005	2005	3	24	1,450	
4	0510	GARAGE WD-	0	100	16	12	192.00	SF	28.00	28.00	100	2005	2005	3	40	2,150	
5	0510	GARAGE WD-	0	100	24	12	288.00	SF	28.00	28.00	100	2005	2005	3	40	3,226	

LAND DESCRIPTION

TOTAL OB/XF 10,326

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.78	AC		1.00	1.00	0.80	45,000.00	36,000.00	64,080							

REVIEW DATE 02/25/2020 BY KBP Total Acres: 1.78 Total Land Value: 64,080 Market: 0 Agricultural: 0 Common: 64,080 PRINTED 08/06/2024 BY SYS