LOT 46
IN OR 2084/1324
AMENDED CUSHING CREEK ESTATES

JOHNSON LESTER JR & ZALINA
44908 PINEBREEZE CIR
CALLAHAN, FL 32011

2024

04-1N-25-276C-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

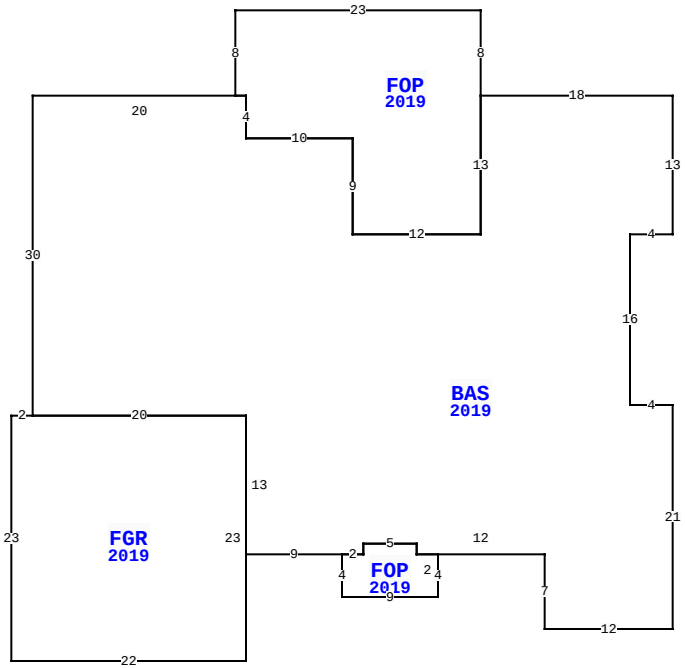
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,139	100	2,139	298,083
FGR	506	55	278	38,741
FOP	41	30	12	1,672
FOP	380	30	114	15,887
TOTALS	3,066		2,543	354,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,543	113.7600	142.20	361,615	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 2139 HX Base Yr 2020



44908 PINEBREEZE CIR, CALLAHAN

BLD DATE		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		354,383
TOTAL MARKET OB/XF VALUE		12,622
TOTAL LAND VALUE - MARKET		63,450
TOTAL MARKET VALUE		430,455
SOH/AGL Deduction		207,890
ASSESSED VALUE		222,565
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,565
TOTAL JUST VALUE		430,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002565	CO ISSUED	0	08/08/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2084/1324	11/18/2016	WD	U	V	37	5,000
GRANTOR: BERRIOS HILDA						
GRANTEE: JOHNSON LESTER JR &						
1686/1630	6/24/2010	WD	U	I	11	100
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: BERRIOS HILDA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W18 FOP=[YR=2019] N8 W23 S8 E1 S4 E10 S9 E12 N13$ S13 W12 N9 W10 N4 W20 S30 FGR=[YR=2019] W2 S23 E22 N23 W20$ E20 S13 E9 FOP=[YR=2019] S4 E9 N4 W2 N1 W5 S1 W2$ E2 N1 E5 S1 E12 S7 E12 N21 W4 N16 E4 N13$.

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	0812	CONCRETE C	0	100	0	0	3,220.00	SF	4.00	4.00	100	2019	2019	3	98	12,622	

LAND DESCRIPTION

TOTAL OB/XF 12,622

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.41	AC		1.00	1.00	1.00	45,000.00	45,000.00	63,450							

REVIEW DATE 02/24/2020 BY KB Total Acres: 1.41 Total Land Value: 63,450 Market: 0 Agricultural: 0 Common: 63,450 PRINTED 08/06/2024 BY SYS