LOT 49 2004 GENA DW/MH
CONSERV ESMT PT OR 993/821
AMENDED CUSHING CREEK ESTATES

SWEAT DAVID
44986 PINEBREEZE CIR
CALLAHAN, FL 32011

2024

04-1N-25-276C-0049-0000

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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

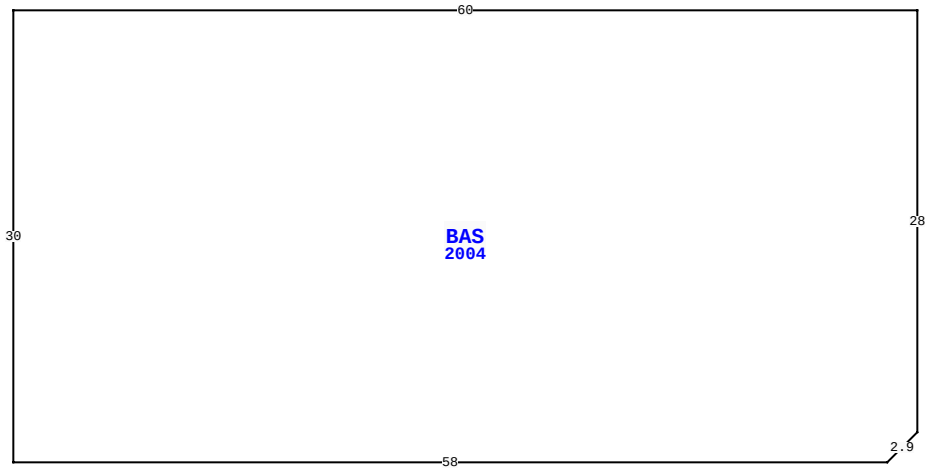
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,798	100	1,798	85,344
TOTALS	1,798		1,798	85,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,798	117.2000	87.90	158,044	2004	2004	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2020 Heated Area: 1798 HX Base Yr 2020



44986 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		85,344
TOTAL MARKET OB/XF VALUE		10,032
TOTAL LAND VALUE - MARKET		83,160
TOTAL MARKET VALUE		178,536
SOH/AGL Deduction		65,285
ASSESSED VALUE		113,251
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		63,251
TOTAL JUST VALUE		178,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20732	CONCRETE SLAB/PTO	1,300	11/01/2007
MH4374	MH MOVE-ON	0	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2256/0463	2/01/2019	WD	Q	I	01	129,000
GRANTOR: SMITH KATHY E						
GRANTEE: SWEAT DAVID						
2256/0461	2/01/2019	QC	U	I	11	100
GRANTOR: CREWS KARA M SMITH						
GRANTEE: SWEAT DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W60 S30 E58 U2 R2 N28$.

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	2004	2004	3	88	3,080	
2	0810	CONCRETE A	0	100	4	8	32.00	SF	6.50	6.50	100	2007	2007	3	88	183	
3	0811	CONCRETE B	0	100	24	40	960.00	SF	5.20	5.20	100	2007	2007	3	88	4,393	
4	0753	UEP	0	100	0	0	144.00	SF	22.00	22.00	100	2014	2014	3	75	2,376	

LAND DESCRIPTION

TOTAL OB/XF 10,032

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	2.31	AC		1.00	1.00	0.80	45,000.00	36,000.00	83,160							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 2.31 Total Land Value: 83,160 Market: 0 Agricultural: 0 Common: 83,160 PRINTED 08/06/2024 BY SYS