LOT 2
MEARES MEADOWS PB 6/17-18

ALEXANDER ROBERT C & MIRANDA L
44044 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2024

04-1N-25-2786-0002-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

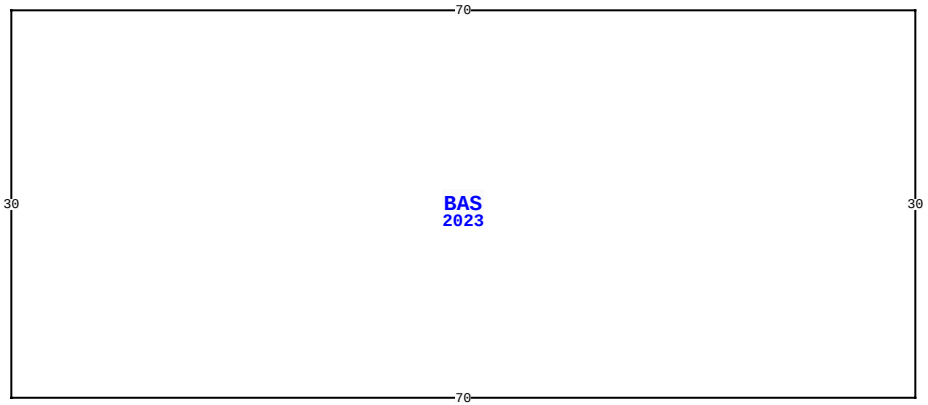
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	2,100	182,432
TOTALS	2,100		2,100	182,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,100	117.0000	87.75	184,275	2023	2023	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2024 Heated Area: 2100 HX Base Yr 2024



44044 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		182,432
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		62,100
TOTAL MARKET VALUE		244,532
SOH/AGL Deduction		56,843
ASSESSED VALUE		187,689
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		137,689
TOTAL JUST VALUE		244,532
NCON VALUE		182,432
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,600

RP: 12873387 + 12873388
BLDG: 2023 LIVE OAK _VIN: LOHGA30072868(A/B) _TITL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000829	CO ISSUED	0	03/01/2023
23001900	MH MOVE-ON	0	02/13/2023
MH002976	MH MOVE-ON	0	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2593/1928	9/27/2022	SW	Q	V	01	74,000
GRANTOR: TIMBERLINE INC						
GRANTEE: ALEXANDER ROBERT C						
2588/1674	9/02/2022	WD	Q	V	01	21,000
GRANTOR: BURTON SANDRA						
GRANTEE: TIMBERLINE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=30,10] E70 S30 W70 N30 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.38	AC		1.00	1.00	1.00	45,000.00	45,000.00	62,100							

REVIEW DATE 07/21/2023 BY KW Total Acres: 1.38 Total Land Value: 62,100 Market: 0 Agricultural: 0 Common: 62,100 PRINTED 08/06/2024 BY SYS