LOT 3
1996 MERI DW/MH
MEARES MEADOWS PB 6/17-18

HYERS FREDDY M L/E/
44058 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

**2024**

**04-1N-25-2786-0003-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | 05 | Quality Level 05 |

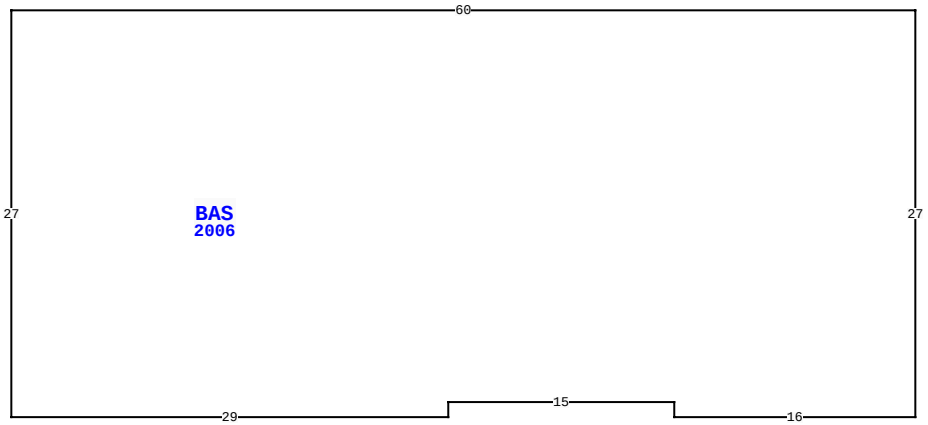
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,605 | 100 | 1,605 | 123,360 |
| TOTALS | 1,605 | | 1,605 | 123,360 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,605 | 146.4000 | 109.80 | 176,229 | 1996 | 2012 | 0 | 0 | 0 | 30.00 | 70.00 |

1 M/H 94+ – 100% - 2022 Heated Area: 1605 HX Base Yr 2022




44058 PINEBREEZE CIR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 06/29/2007 DJ | LGL DATE | 05/30/2023 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 123,360 |
| TOTAL MARKET OB/XF VALUE | | 3,181 |
| TOTAL LAND VALUE - MARKET | | 66,150 |
| TOTAL MARKET VALUE | | 192,691 |
| SOH/AGL Deduction | | 43,609 |
| ASSESSED VALUE | | 149,082 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 99,082 |
| TOTAL JUST VALUE | | 192,691 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 187,899 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH961192 | MH MOVE-ON | 0 | 09/01/1996 |
| MH951104 | MH MOVE-ON | 0 | 12/01/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2521/0724 | 12/14/2021 | LE | U | I | 11 | 100 |
| GRANTOR: HYERS JUDY L | | | | | | |
| GRANTEE: HYERS FREDDY M L/E | | | | | | |
| 2231/1998 | 10/19/2018 | SW | Q | I | 01 | 128,000 |
| GRANTOR: RAYNEY DAY HOLDINGS L | | | | | | |
| GRANTEE: HYERS JUDY L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W60 S27 E29 N1 E15 S1 E16 N27 $ .

## 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 | 1242 | WD DECK A | 0 | 100 | 15 | 12 | 180.00 | SF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 27 | 486 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1995 | 1995 | 3 | 77 | 2,695 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,181

| 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 | 000115 | C | SFR ACRES | 100 | 0006 | OR | 0.00 | 0.00 | 1.47 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 66,150 | | | | | | | |

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.47 Total Land Value: 66,150 Market: 0 Agricultural: 0 Common: 66,150 PRINTED 08/06/2024 BY SYS