LOT 6
MEARES MEADOWS PB 6/17-18

BENNETT THOMAS B
44166 PINEBREEZE CR
CALLAHAN, FL 32011

2024

04-1N-25-2786-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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

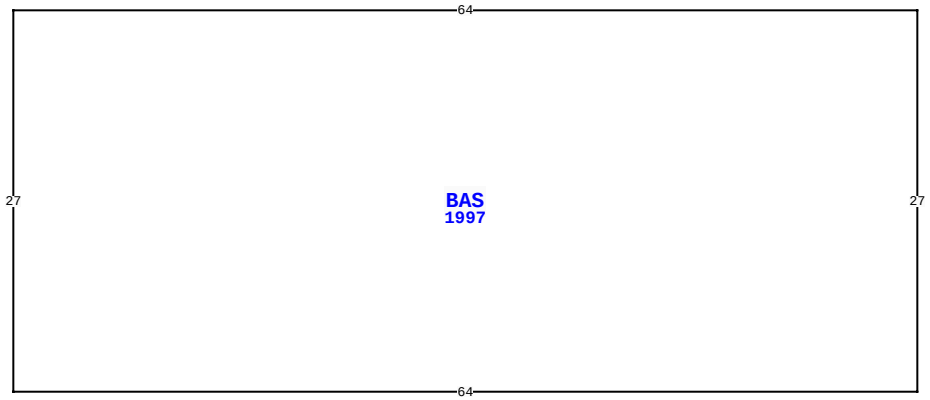
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	60,756
TOTALS	1,728		1,728	60,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,728	117.2000	87.90	151,891	1997	1997	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 1998 Heated Area: 1728 HX Base Yr 1998



44166 PINEBREEZE CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		60,756
TOTAL MARKET OB/XF VALUE		5,046
TOTAL LAND VALUE - MARKET		46,350
TOTAL MARKET VALUE		112,152
SOH/AGL Deduction		54,564
ASSESSED VALUE		57,588
TOTAL EXEMPTION VALUE	HX HB	32,588
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		112,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH97	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2307/1796	9/24/2019	QC	U	I	11	100
GRANTOR: BENNETT THOMAS LEE &						
GRANTEE: BENNETT THOMAS B						
2321/0262	5/20/2019	LE	U	I	11	100
GRANTOR: BENNETT THOMAS L						
GRANTEE: BENNETT THOMAS B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W64 S27 E64 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
2	1242	WD DECK A	0	100	0	0	96.00	SF	10.00	10.00	100	2000	2000	3	20	192	
3	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	2000	2000	3	79	2,054	

LAND DESCRIPTION

TOTAL OB/XF 5,046

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	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,350							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.03 Total Land Value: 46,350 Market: 0 Agricultural: 0 Common: 46,350 PRINTED 08/06/2024 BY SYS