LOT 8
MEARES MEADOWS PB 6/17-18

WILMESHERR ROBERT & CAROL L/E/
44214 PINEBREEZE CIR
CALLAHAN, FL 32011

2024

04-1N-25-2786-0008-0000

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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

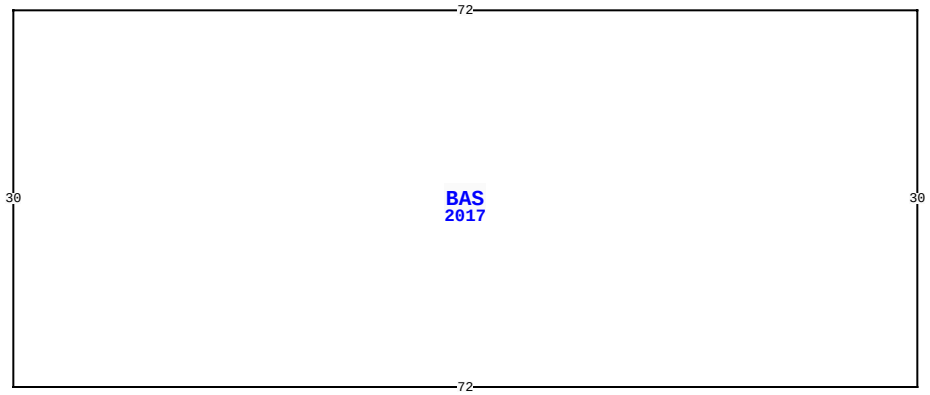
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2,160	187,965
TOTALS	2,160		2,160	187,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,160	128.9200	96.69	208,850	2017	2017	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2018 Heated Area: 2160 HX Base Yr 2018



44214 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		193,801
TOTAL MARKET OB/XF VALUE		1,267
TOTAL LAND VALUE - MARKET		46,350
TOTAL MARKET VALUE		241,418
SOH/AGL Deduction		101,928
ASSESSED VALUE		139,490
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,490
TOTAL JUST VALUE		241,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001585	GARAGE	27,552	03/01/2018
17004323	CO ISSUED	0	05/16/2017
MH971951	MH MOVE-ON	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/0072	9/24/2022	LE	U	I	11	100
GRANTOR: WILMESHERR ROBERT & C						
GRANTEE: ACREE SARA ELIZABET						
2093/1100	11/23/2016	WD	U	I	11	100
GRANTOR: CRIBB DEBRA H						
GRANTEE: WILMESHERR ROBERT &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W72 S30 E72 N30$.

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	0810	CONCRETE A	0	100	0	0	201.00	SF	6.50	6.50	100	2018	2018	3	97	1,267	

LAND DESCRIPTION

TOTAL OB/XF 1,267

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 05/10/2024 BY TWA Total Acres: 1.03 Total Land Value: 46,350 Market: 0 Agricultural: 0 Common: 46,350 PRINTED 08/06/2024 BY SYS

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Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

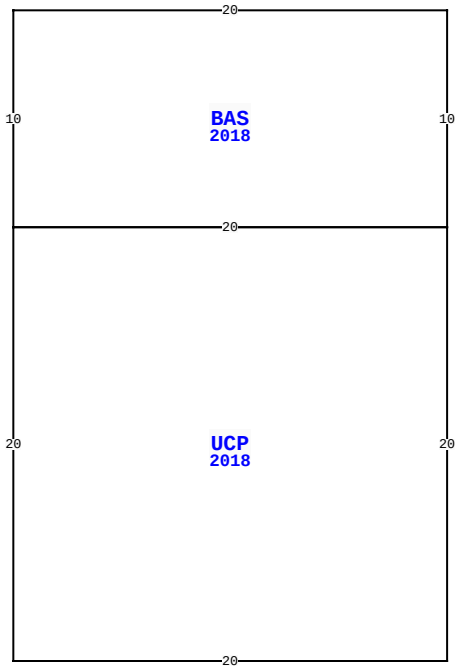
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100	200	4,169
UCP	400	20	80	1,667
TOTALS	600		280	5,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	280	62.7000	21.94	6,143	2018	2018	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2018 Heated Area: 200 HX Base Yr 2018



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PREVIOUS YEAR MKT VALUE		234,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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2093/1100	11/23/2016	WD	U	I	11	100
GRANTOR: CRIBB DEBRA H						
GRANTEE: WILMESHERR ROBERT &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W20 S10 UCP=[YR=2018] S20 E20 N20 W20$ E20 N10$.

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

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.03 Total Land Value: 46,350 Market: 0 Agricultural: 0 Common: 46,350 PRINTED 08/06/2024 BY SYS