

LOT 9
IN OR 742 PG 1653
1996 HOME DW/MH

MADDOX RANDY & RHONDA
44232 PINEBREEZE CIR
CALLAHAN, FL 32011

2024

04-1N-25-2786-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	1,152	100	1,152	51,259
USP	200	50	100	4,450

TOTALS	1,352		1,252	55,709
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EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	2001	2001	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.03	AC		1.00	1.00

REVIEW DATE	02/26/2020	BY	KBP
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,252	123.6000	92.70	116,060	1996	2001	0	0	52.00	48.00

1 M/H 94+ - 100% - 1997

Heated Area: 1152

HX Base Yr 1997

USP 2002

BAS 1996

44232 PINEBREEZE CIR, CALLAHAN	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
10.00	100	2001	2001	3	20	128	

TOTAL OB/XF													
128													

Total Acres: 1.03	Total Land Value: 46,350	Market: 0	Agricultural: 0	Common: 46,350
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 6		Tax Dist:
BUILDING MARKET VALUE		55,709
TOTAL MARKET OB/XF VALUE		128
TOTAL LAND VALUE - MARKET		46,350
TOTAL MARKET VALUE		102,187
SOH/AGL Deduction		59,553
ASSESSED VALUE		42,634
TOTAL EXEMPTION VALUE		25,000
BASE TAXABLE VALUE		17,634
TOTAL JUST VALUE		102,187
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007129	XFOB	4,313	05/01/2000
MH961214	MH MOVE-ON	0	11/01/1996

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B007129	XFOB	4,313	05/01/2000
MH961214	MH MOVE-ON	0	11/01/1996

GRANTOR: MEARES ROBT & SHARILY						
GRANTEE: MADDOX RANDY & RHON						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1996] W24 USP=[YR=2002] N10 W20 S10 E20\$ W24 S24 E48 N24\$.													

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV