LOT 14
2012 TOHO DW/MH
IN OR 791 PG 1164

SMITH CHARLOTTE ANN
44334 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2024

04-1N-25-2786-0014-0000

NASSAU COUNTY PROPERTY

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

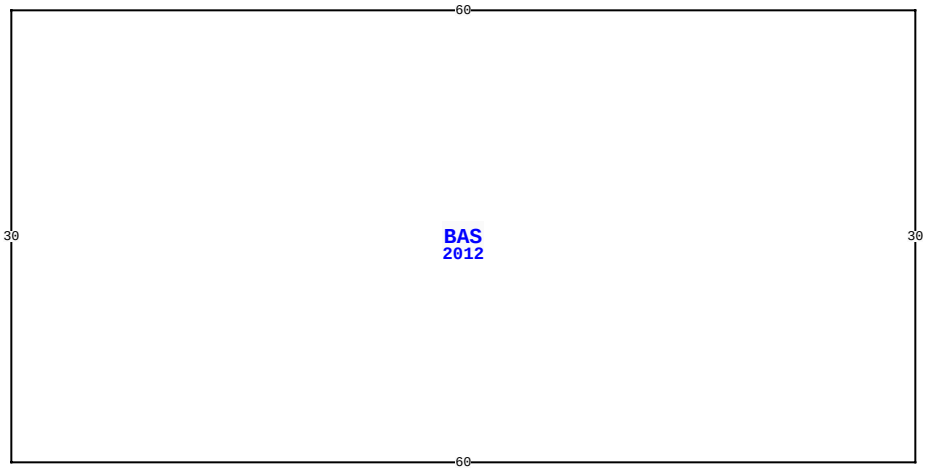
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	110,754
TOTALS	1,800		1,800	110,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	117.2000	87.90	158,220	2012	2012	0	0	0	30.00	70.00

1 M/H 94+ – 100% - 1998 Heated Area: 1800 HX Base Yr 1998



44334 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		110,754
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		46,350
TOTAL MARKET VALUE		157,104
SOH/AGL Deduction		62,391
ASSESSED VALUE		94,713
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		44,713
TOTAL JUST VALUE		157,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5396	CO ISSUED	0	04/03/2012
M16949	H/AC	0	03/01/2012
P15782	NEW CONSTR	0	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0791/1164	4/28/1997	WD	U	V	01	28,800
GRANTOR: SMITH ROBERT C						
GRANTEE: SMITH CHARLOTTE ANN						
0767/1230	8/06/1996	WD	Q	V		18,000
GRANTOR: MEARES ROBERT E & SHA						
GRANTEE: SMITH ROBERT C						

BUILDING NOTES

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	% COND	OB/XF MKT VALUE	NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W60 S30 E60 N30$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 02/26/2020 BY KBP Total Acres: 1.03 Total Land Value: 46,350 Market: 0 Agricultural: 0 Common: 46,350 PRINTED 08/06/2024 BY SYS