LOT 20
MEARES MEADOWS PB 6/17-18

DAMPIER SUSAN MARIE
44269 PINEBREEZE CIR
CALLAHAN, FL 32011

2024

04-1N-25-2786-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
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

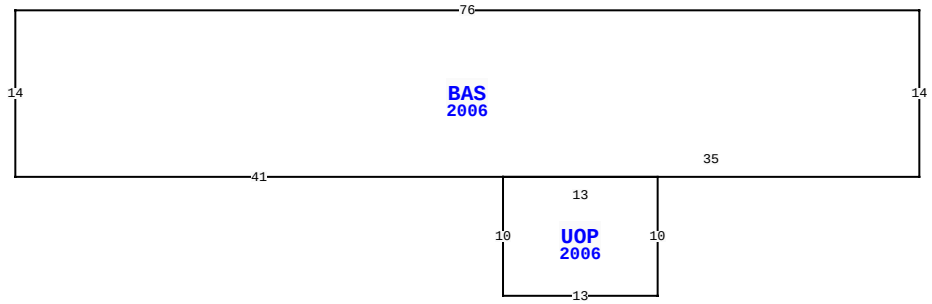
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	21,763
UOP	130	25	32	655
TOTALS	1,194		1,096	22,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,096	97.4000	68.18	74,725	1993	1993	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1064 HX Base Yr



BLD DATE	05/21/2007	DJ	LGL DATE
XF DATE			LAND DATE 05/30/2023 MLU
INC DATE			AG DATE

44269 PINEBREEZE CIR, CALLAHAN

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	22,418
TOTAL MARKET OB/XF VALUE	2,942
TOTAL LAND VALUE - MARKET	67,050
TOTAL MARKET VALUE	92,410
SOH/AGL Deduction	28,825
ASSESSED VALUE	63,585
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,585
TOTAL JUST VALUE	92,410
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013513	MH MOVE-ON	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/1056	2/22/2024	QC	U	I	11	100
GRANTOR: DUNN RONALD H						
GRANTEE: DAMPIER SUSAN MARIE						
1127/1077	4/04/2003	QC	U	I	06	13,300
GRANTOR: DUNN RONALD & JUDY KI						
GRANTEE: DUNN RONALD H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W76 S14 E41 UOP=[YR=2006] S10 E13 N10 W13$ E35 N14$.

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	0940	SHEDS/PORT	0	0	10	6	60.00	SF	19.50	19.50	100	1982	1982	3	20	234	
2	0681	POLE SHED	0	0	38	19	722.00	SF	15.00	15.00	100	1997	1997	3	25	2,708	

LAND DESCRIPTION

TOTAL OB/XF 2,942

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	0	0006	OR	0.00	0.00	1.49	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,050							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.49 Total Land Value: 67,050 Market: 0 Agricultural: 0 Common: 67,050 PRINTED 08/06/2024 BY SYS