LOT 21
IN OR 1966/1331
R672138 & R672139

GILMORE MILTON G JR & CARRIE
44249 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2024

04-1N-25-2786-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

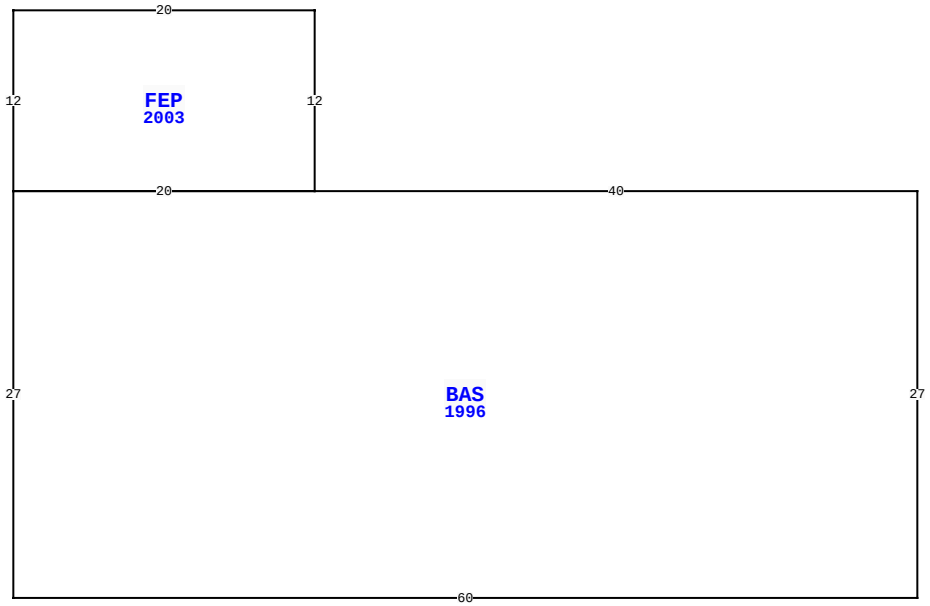
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,620	100	1,620	95,811
FEP	240	85	204	12,065
TOTALS	1,860		1,824	107,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,824	135.9600	101.97	185,993	1996	2006	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2016 Heated Area: 1824 HX Base Yr 2016



44249 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	107,876
TOTAL MARKET OB/XF VALUE	6,011
TOTAL LAND VALUE - MARKET	65,250
TOTAL MARKET VALUE	179,137
SOH/AGL Deduction	101,875
ASSESSED VALUE	77,262
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	27,262
TOTAL JUST VALUE	179,137
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961393	MH MOVE-ON	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1966/1331	3/06/2015	WD	Q	I	01	100,000
GRANTOR: WHEELER GLENN P						
GRANTEE: GILMORE MILTON G JR						
1906/1462	3/11/2014	TX	U	I	11	23,000
GRANTOR: TAX COLLECTOR						
GRANTEE: WHEELER GLENN P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W40 FEP=[YR=2003] N12 W20 S12 E20 $ W20 S27 E60 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	1996	1996	3	79	2,765	
2	0940	SHEDS/PORT	0	100	9	20	180.00	SF	19.50	19.50	100	1997	1997	3	20	702	
3	1242	WD DECK A	0	100	12	16	192.00	SF	10.00	10.00	100	1996	1996	3	20	384	
4	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2013	2013	3	60	2,160	

LAND DESCRIPTION

TOTAL OB/XF 6,011

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	1.45	AC		1.00	1.00	1.00	45,000.00	45,000.00	65,250							

REVIEW DATE 02/26/2020 BY KBP Total Acres: 1.45 Total Land Value: 65,250 Market: 0 Agricultural: 0 Common: 65,250 PRINTED 08/06/2024 BY SYS