LOT 26
MEARES MEADOWS PB 6/17-18

LIVELY GUS FRANKLIN/LIVELY GUS FRANKLIN DIMITRI
44145 PINEBREEZE CIR
CALLAHAN, FL 32011

2024

04-1N-25-2786-0026-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

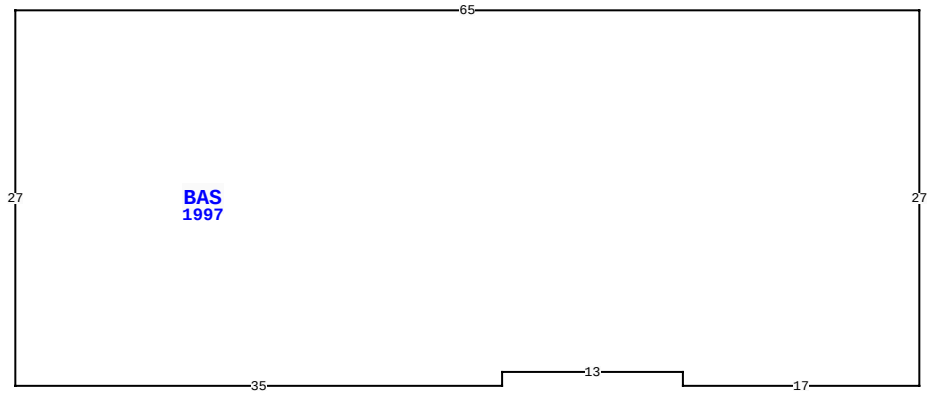
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,742	100	1,742	101,061
TOTALS	1,742		1,742	101,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,742	117.2000	87.90	153,122	1997	2010	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2005 Heated Area: 1742 HX Base Yr 2005



44145 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		101,061
TOTAL MARKET OB/XF VALUE		740
TOTAL LAND VALUE - MARKET		56,700
TOTAL MARKET VALUE		158,501
SOH/AGL Deduction		59,148
ASSESSED VALUE		99,353
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		49,353
TOTAL JUST VALUE		158,501
NCON VALUE		39,812
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22306	CARPORT	4,750	02/01/2009
MH97	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2704/246	3/28/2024	WD	Q	I	01	205,000
GRANTOR: MONCRIEF JULIE S LAND						
GRANTEE: LIVELY GUS FRANKLIN						
2676/1908	11/28/2023	WD	U	I	30	25,000
GRANTOR: MONCRIEF JULIE S						
GRANTEE: MONCRIEF JULIE S LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W65 S27 E35 N1 E13 S1 E17 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	1242	WD DECK A	0	100	10	13	130.00	SF	10.00	10.00	100	1997	1997	3	20	260	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 740

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	1.26	AC		1.00	1.00	1.00	45,000.00	45,000.00	56,700							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.26 Total Land Value: 56,700 Market: 0 Agricultural: 0 Common: 56,700 PRINTED 08/06/2024 BY SYS