

KALEEL LOUIS I & KIMBERLY K
44127 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

04-1N-25-2786-0027-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY					STANDARD										
Exterior Wall	30	0800	02	1,542	128.9200	96.69	149,096	1997	2002	0	0	0	50.00	50.00	Tax Group: 6					Tax Dist:									
Roof Structur	03	1 M/H 94+ - 100% - 1998													Heated Area: 1542					HX Base Yr 1998									
Roof Cover	03																												
Interior Wall	05																												
Interior Floo	14																												
Interior Floo	08																												
Air Condition	03																												
Heating Type	04																												
Bedrooms																													
Bathrooms																													
Frame	02																												
Stories	1.																												
Units																													
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	1,542	100	1,542	74,548																									
TOTALS		1,542		1,542	74,548																								
EXTRA FEATURES				44127 PINEBREEZE CIR, CALLAHAN										BLD DATE				LGL DATE		05/30/2023		MLU							
														XF DATE				LAND DATE											
														INC DATE				AG DATE											
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													
1	0500	FP-PRE FAB	0100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800														
2	1242	WD DECK A	0100	12	13	156.00	SF	10.00	10.00	100	1997	1997	3	20	312														
LAND DESCRIPTION										TOTAL OB/XF										3,112									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.38	AC		1.00	1.00	1.00	45,000.00	45,000.00	62,100												
REVIEW DATE		02/26/2020		BY		KBP		Total Acres: 1.38		Total Land Value: 62,100		Market: 0		Agricultural: 0		Common: 62,100		PRINTED 08/06/2024 BY SYS											