LOT 32
MEARES MEADOWS PB 6/17-18

HICKS KYLE N/HICKS KAREN T
44049 PINEBREEZE CIR
CALLAHAN, FL 32011

2024

04-1N-25-2786-0032-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

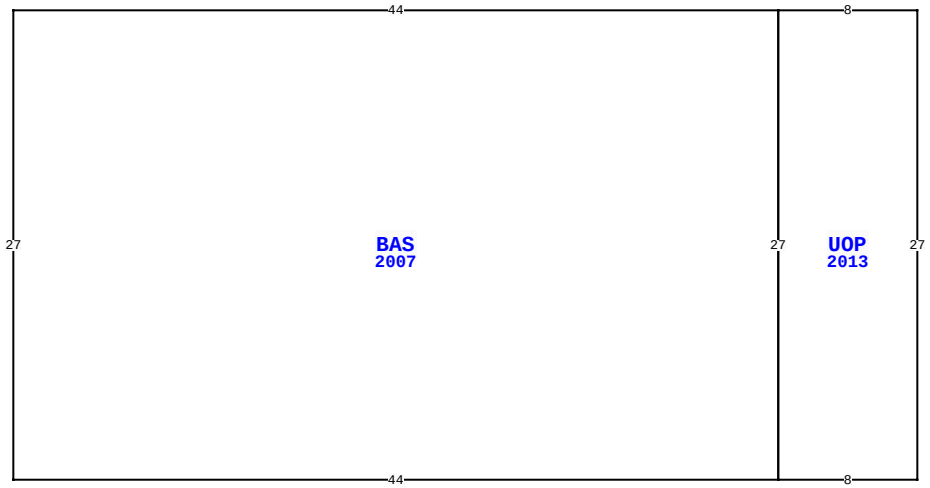
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	108,604
UOP	216	20	43	3,931
TOTALS	1,404		1,231	112,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,231	123.5430	98.83	121,660	2007	2007	0	0	0	7.50	92.50

1 SFR MODULR – 50% - 2022 Heated Area: 1188 HX Base Yr 2022



44049 PINEBREEZE CIR, CALLAHAN

BLD DATE	02/20/2008 KWJW	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		112,536
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		63,450
TOTAL MARKET VALUE		175,986
SOH/AGL Deduction		15,766
ASSESSED VALUE		160,220
TOTAL EXEMPTION VALUE	HA HAB	49,831
BASE TAXABLE VALUE		110,389
TOTAL JUST VALUE		175,986
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20642	CO ISSUED	0	10/01/2007
E20093	ELEC OTHER	0	10/01/2007
M13353	MECH OTHER	0	10/01/2007
P12794	OTHER	0	10/01/2007
B20642	NEW CONSTR	75,000	10/01/2007
MH961448	MH MOVE-ON	0	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2362/0614	5/15/2020	WD	U	I	18	50,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HICKS KYLE N & KARE						
2344/1655	3/05/2020	WD	U	I	18	158,900
GRANTOR: SELENE FINANCE LP						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W44 S27 E44 UOP=[YR=2013] E8 N27 W8 S27$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	50	0006	OR	0.00	0.00	1.41	AC		1.00	1.00	1.00	45,000.00	45,000.00	63,450							

REVIEW DATE 04/09/2024 BY TWA Total Acres: 1.41 Total Land Value: 63,450 Market: 0 Agricultural: 0 Common: 63,450 PRINTED 08/06/2024 BY SYS