LOT 2
IN OR 1649/820
ESMT IN OR 694/322

DES ISLETS TINA
44154 PINEBREEZE BLVD
CALLAHAN, FL 32011-7684

2024

04-1N-25-279E-0002-0000

BUILDING CHARACTERISTICS

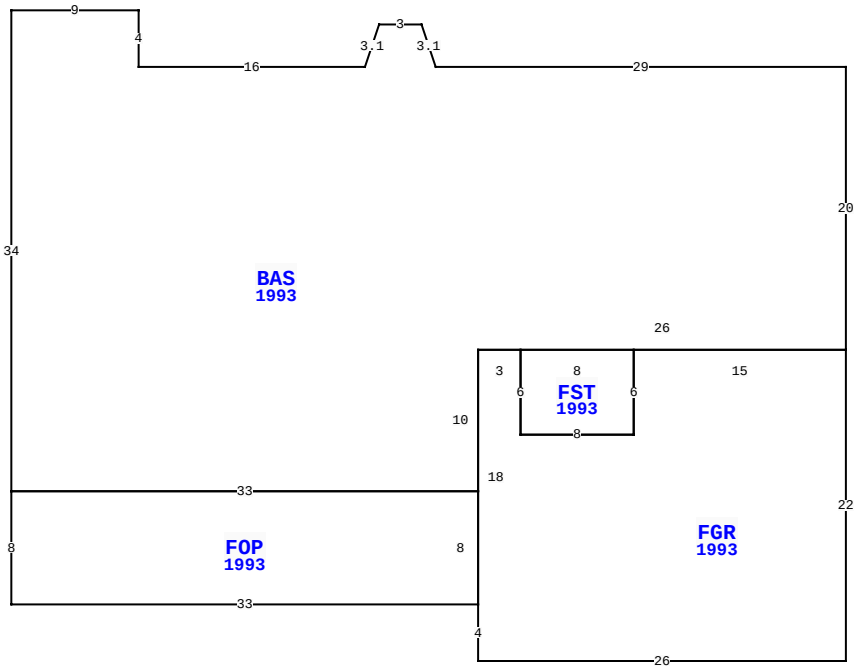
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	1,558	135,054
FGR	524	55	288	24,965
FOP	264	30	79	6,848
FST	48	55	26	2,254
TOTALS	2,394		1,951	169,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,951	118.5800	112.65	219,780	1992	1992	0	0	0	23.05	76.95

1 SINGLE FAM – 100% - 2022 Heated Area: 1558 HX Base Yr 2022



44154 PINEBREEZE BLVD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		248,196
TOTAL MARKET OB/XF VALUE		22,987
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		351,183
SOH/AGL Deduction		35,169
ASSESSED VALUE		316,014
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		266,014
TOTAL JUST VALUE		351,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006870	ADDITION	28,476	02/01/2000
93681	HOUSEMVING	3,900	01/01/1994
8097	NEW CONSTR	73,975	05/18/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1649/0820	11/19/2009	WD	U	I	11	100
GRANTOR: DANIELS BUDDY D & TIN						
GRANTEE: DANIELS BUDDY D & T						
1636/1312	8/27/2009	QC	U	I	30	72,000
GRANTOR: DANIELS BUDDY D						
GRANTEE: ISLETS TINA DES						

BUILDING NOTES

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	1992	1992	3	72	2,520	
2	0811	CONCRETE B	0	100	36	17	612.00	SF	5.20	5.20	100	1992	1992	3	64	2,037	
3	0812	CONCRETE C	0	100	0	0	5,485.00	SF	4.00	4.00	100	2004	2004	3	84	18,430	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W29 U3L1 W3 D3L1 W16 N4 W9 S34 E33 N10 E26 N20 $
FGR=[YR=1993;ORIG=-26,38] S4 E26 N22 W15 S6 W8 N6 W3 S18 $
FOP=[YR=1993;ORIG=-59,30] S8 E33 N8 W33 $
FST=[YR=1993;ORIG=-15,20] W8 S6 E8 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 22,987

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	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 12/20/2023 BY KWX Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

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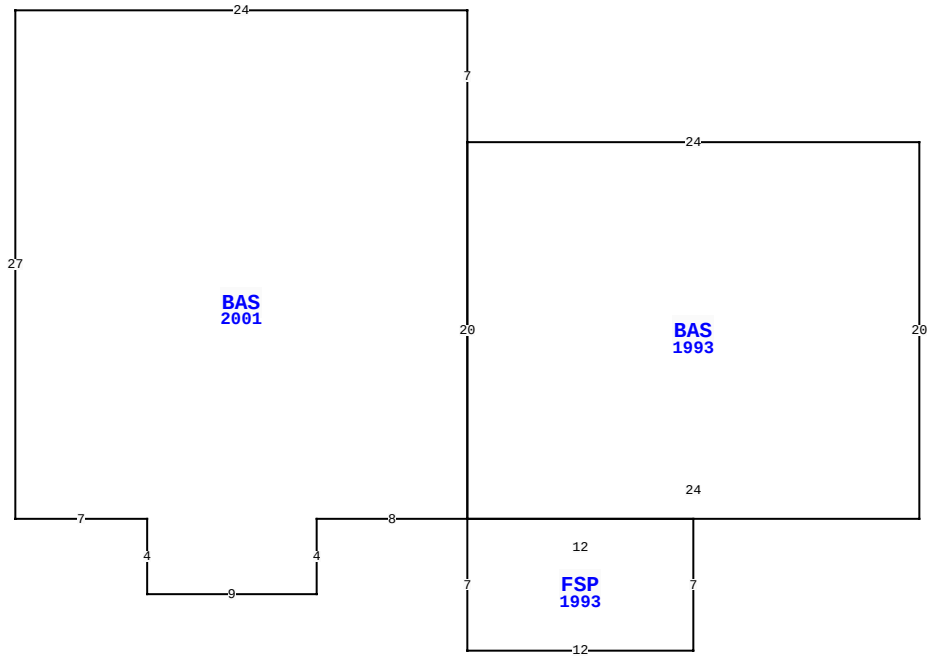
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	31,683
BAS	684	100	684	45,147
FSP	84	40	34	2,244
TOTALS	1,248		1,198	79,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,198	100.7000	95.66	114,601	1943	1976	0	0	0	31.00	69.00

2 SINGLE FAM – 0% - 2022 Heated Area: 1164 HX Base Yr 2022



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1636/1312	8/27/2009	QC	U	I	30	72,000
GRANTOR: DANIELS BUDDY D						
GRANTEE: ISLETS TINA DES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 BAS=[YR=2001] N7 W24 S27 E7 S4 E9 N4 E8
FSP=[YR=1993] S7 E12 N7 W12 $ N20 $ S20 E24 N20 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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