LOT 6
IN OR 1343/381
PINEBREEZE ESTATES PB 5/307

BURGETT MARK S & BONNY MARIE
44296 PINEBREEZE BLVD
CALLAHAN, FL 32011

2024

04-1N-25-279E-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

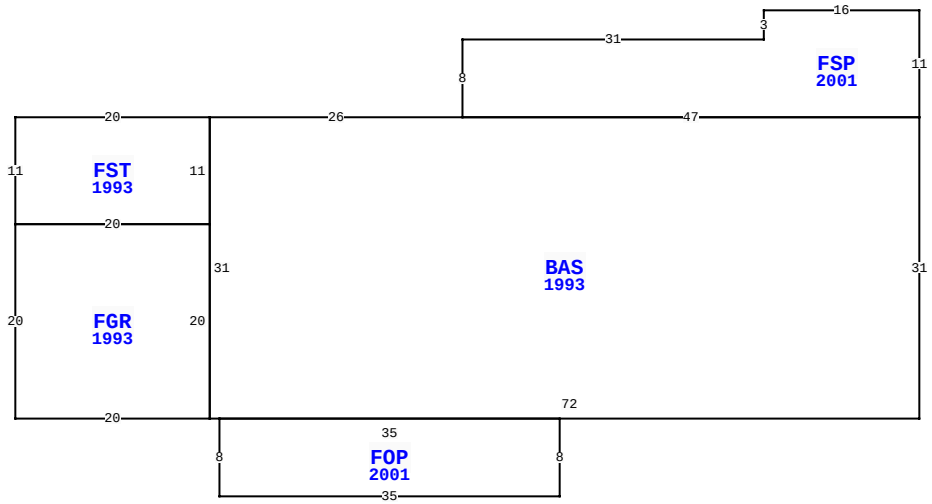
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,263	100	2,263	211,952
FGR	400	55	220	20,605
FOP	280	30	84	7,868
FSP	424	40	170	15,922
FST	220	55	121	11,333
TOTALS	3,587		2,858	267,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,858	88.6749	110.84	316,781	1992	1992	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 2006 Heated Area: 2263 HX Base Yr 2006



44296 PINEBREEZE BLVD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		267,680
TOTAL MARKET OB/XF VALUE		31,274
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		378,954
SOH/AGL Deduction		169,464
ASSESSED VALUE		209,490
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,490
TOTAL JUST VALUE		378,954
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996263	SWIM POOL	18,000	01/07/1999
B941164	NEW CONSTR	44,400	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/0381	8/18/2005	WD	Q	I		299,900
GRANTOR: KRANZ KARL R & SUSAN						
GRANTEE: BURGETT MARK S & BO						
0988/0194	5/24/2001	WD	Q	I		235,000
GRANTOR: PARKER LOWERY K & DEN						
GRANTEE: KRANZ KARL R & SUSA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2001] W16 S3 W31 S8 BAS=[YR=1993] W26 FST=[YR=1993] W20 S11 FGR=[YR=1993] S20 E20 N20 W20 $ E20 N11 $ S31 E1 FOP=[YR=2001] S8 E35 N8 W35 $ E72 N31 W47 $ E47 N11 $.

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	0861	POOL GUNIT	0	100	27	15	405.00	SF	85.00	85.00	100	1999	1999	3	23	7,918	
2	0845	KOOL DECK	0	100	0	0	476.00	SF	7.25	7.25	100	1999	1999	3	77	2,657	
3	0812	CONCRETE C	0	100	0	0	2,272.00	SF	2.80	2.80	100	1993	1993	3	66	4,199	
4	0200	BARN WD 0-	0	100	36	12	432.00	SF	20.00	20.00	100	2001	2001	3	29	2,506	
5	0812	CONCRETE C	0	100	0	0	673.00	SF	4.00	4.00	100	2003	2003	3	83	2,234	
6	0510	GARAGE WD-	0	100	25	24	600.00	SF	35.00	35.00	100	2006	2006	3	44	9,240	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 31,274

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 04/09/2024 BY TWA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS