PT LOT 8 IN OR 2238/1299 &
LOT 9 IN OR 2110/516
(EX OR 2238/1077,OR 2586/1705)

FINNICK ROBERT LEROY JR
44400 PINEBREEZE BLVD
CALLAHAN, FL 32011

2024

04-1N-25-279E-0009-0000

BUILDING CHARACTERISTICS

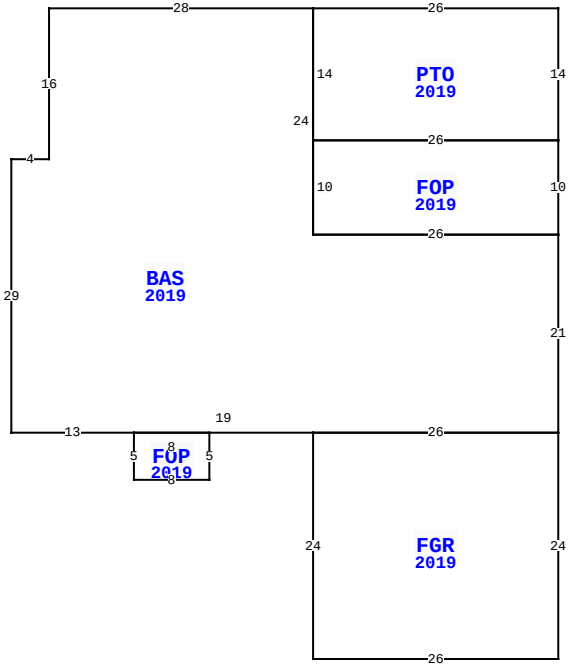
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,922	100	1,922	250,467
FGR	624	55	343	44,698
FOP	40	30	12	1,564
FOP	260	30	78	10,164
PTO	364	5	18	2,345
TOTALS	3,210		2,373	309,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,373	105.8400	132.30	313,948	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2024 Heated Area: 1922 HX Base Yr



44400 PINEBREEZE BLVD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		309,239
TOTAL MARKET OB/XF VALUE		6,121
TOTAL LAND VALUE - MARKET		116,960
TOTAL MARKET VALUE		432,320
SOH/AGL Deduction		0
ASSESSED VALUE		432,320
TOTAL EXEMPTION VALUE	13	432,320
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		432,320
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1900698	CO ISSUED	0	11/05/2019
18009331	NEW CONSTR	276,651	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2572/0032	5/09/2022	QC	U	V	11	100
GRANTOR: ALVEY CATHERINE E						
GRANTEE: FINNICK ROBERT L JR						
2561/1659	5/09/2022	QC	U	V	11	100
GRANTOR: ALVEY CATHERINE E						
GRANTEE: FINNICK ROBERT L JR						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] W26 BAS=[YR=2019] W28 S16 W4 S29 E13
FOP=[YR=2019] S5 E8 N5 W8$ E19 FGR=[YR=2019] S24 E26 N24 W26$
E26 N21 FOP=[YR=2019] N10 W26 S10 E26$ W26 N24$ S14 E26 N14$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	99	1,980	
2	0810	CONCRETE A	0	100	0	0	650.00	SF	6.50	6.50	100	2019	2019	3	98	4,141	

LAND DESCRIPTION

TOTAL OB/XF 6,121

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	7.31	AC		1.00	1.00	1.00	16,000.00	16,000.00	116,960							

REVIEW DATE 08/10/2022 BY TWA Total Acres: 7.31 Total Land Value: 116,960 Market: 0 Agricultural: 0 Common: 116,960 PRINTED 08/06/2024 BY SYS