N'LY 561FT LOT 10
(EX PT IN OR 2698/1161)
PINEBREEZE ESTATES PB 5/307

THOMAS MICHAEL C & WANDA J
44426 PINEBREEZE BLVD
CALLAHAN, FL 32011

2024

04-1N-25-279E-0010-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

44426 PINEBREEZE BLVD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	72,495
TOTAL MARKET VALUE	72,495
SOH/AGL Deduction	0
ASSESSED VALUE	72,495
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,495
TOTAL JUST VALUE	72,495
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003450	ADD 30X30 STEEL B	57,771	03/26/2024
CO240003120	REPLACEMENT MODUL	0	03/19/2024
B230015599		0	12/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2579/1401	7/06/2022	QC	U	V	11	100

GRANTOR: THOMAS TODD & DARREN

GRANTEE: THOMAS MICHAEL C &

BUILDING NOTES

BUILDING DIMENSIONS

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	000000	C	VAC RES	0		OR	0.00	0.00	1.79	AC		1.00	1.00	0.90	45,000.00	40,500.00	72,495							

REVIEW DATE 04/18/2024 BY TW Total Acres: 1.79 Total Land Value: 72,495 Market: 0 Agricultural: 0 Common: 72,495 PRINTED 08/06/2024 BY SYS