

PT LOT 10
 IN OR 2698/1161
 PINEBREEZE ESTATES PB 5/307

HOGAN JEFFERY VERNON & PAMELA HILL
 44442 PINE BREEZE BLVD
 CALLAHAN, FL 32011

2024

04-1N-25-279E-0010-0030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 6 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 15,633 TOTAL MARKET VALUE 15,633 SOH/AGL Deduction 0 ASSESSED VALUE 15,633 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 15,633 TOTAL JUST VALUE 15,633 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE											
DOR CODE		0000 VACANT																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 2698/1161 3/07/2024 WD U V 11 100 GRANTOR: THOMAS MICHAEL C & WA GRANTEE: HOGAN JEFFERY VERNO											
MAP NUM		MKT AREA 08																		BUILDING NOTES BUILDING DIMENSIONS											
NEIGHBORHOOD/LOC		8029.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
					BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE																
TOTALS					PINEBREEZE BLVD, CALLAHAN																										
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															
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							
1	000115	C	SFR ACRES	0		OR	0.00	0.00	0.39	AC		1.00	1.00	0.90	45,000.00	40,500.00	15,633														
REVIEW DATE 03/18/2024 BY TWA Total Acres: 0.39 Total Land Value: 15,633 Market: 0 Agricultural: 0 Common: 15,633 PRINTED 08/06/2024 BY SYS																															