LOT 13
IN OR 1923/645
PINEBREEZE ESTATES PB 5/307

COKER CAMERON L & CHARITY M
44526 PINEBREEZE BLVD
CALLAHAN, FL 32011

2024

04-1N-25-279E-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	01	Quality Level 01

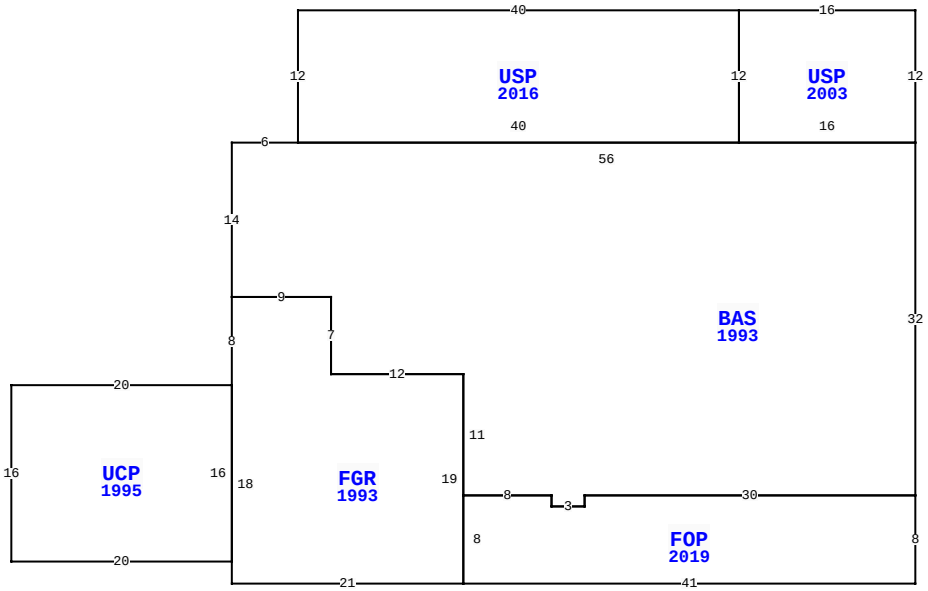
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,693	100	1,693	194,028
FGR	462	55	254	29,110
FOP	325	30	98	11,231
UCP	320	20	64	7,335
USP	192	30	58	6,647
USP	480	30	144	16,503
TOTALS	3,472		2,311	264,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,311	101.8710	127.34	294,283	1993	2002	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2015 Heated Area: 1693 HX Base Yr 2015



44526 PINEBREEZE BLVD, CALLAHAN

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

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	1993	1993	3	74	1,480	
2	0940	SHEDS/PORT	0	100	12	18	216.00	SF	21.30	21.30	100	1994	1994	3	20	920	
3	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2016	2016	3	100	6,000	
4	0810	CONCRETE A	0	100	0	0	378.00	SF	6.50	6.50	100	2016	2016	3	96	2,359	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		264,855
TOTAL MARKET OB/XF VALUE		10,759
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		355,614
SOH/AGL Deduction		162,516
ASSESSED VALUE		193,098
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,098
TOTAL JUST VALUE		355,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009523	REMODEL	2,400	12/01/2018
18009585	REMODEL	0	12/01/2018
MH165760	CO ISSUED	0	08/24/2016
B1632912	CARPORT	8,437	08/01/2016
B1632947	GARAGE	16,067	08/01/2016
MH165760	MH MOVE-ON	0	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1923/0645	6/16/2014	WD	Q	I	01	219,000
GRANTOR: WARREN JOHN H						
GRANTEE: COKER CAMERON L & C						
1223/0007	4/16/2004	WD	Q	I		195,000
GRANTOR: REESH ROBERT REYNOLDS						
GRANTEE: WARREN JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2003] W16 USP=[YR=2016] W40 S12 BAS=[YR=1993] W6 S14 FGR=[YR=1993] S8 UCP=[YR=1995] W20 S16 E20 N16 $ S18 E21 FOP=[YR=2019] E41 N8 W30 S1 W3 N1 W8 S8 $ N19 W12 N7 W9 $ E9 S7 E12 S11 E8 S1 E3 N1 E30 N32 W56$ E40 N12$ S12 E16 N12 $.

LAND DESCRIPTION

TOTAL OB/XF 10,759

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 07/25/2022 BY KBA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS