LOT 14
IN OR 1301/1139
PINEBREEZE ESTATES PB 5/307

CORLISS TERRY L & DIERDRE K
44588 PINEBREEZE BLVD
CALLAHAN, FL 32011

2024

04-1N-25-279E-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

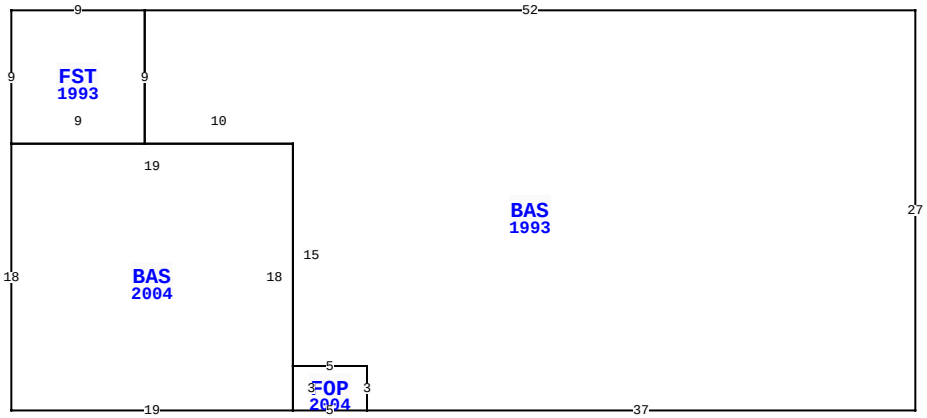
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,209	100	1,209	121,851
BAS	342	100	342	34,469
FOP	15	30	4	403
FST	81	55	45	4,535
TOTALS	1,647		1,600	161,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,600	122.2980	116.18	185,888	1991	1996	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 2006 Heated Area: 1551 HX Base Yr 2006



44588 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		161,258
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		241,258
SOH/AGL Deduction		107,808
ASSESSED VALUE		133,450
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		83,450
TOTAL JUST VALUE		241,258
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7544	NEW CONSTR	2,760	07/10/1991
4383	NEW CONSTR	2,750	06/28/1991
3834	H/AC	2,650	06/28/1991
7344	NEW CONSTR	37,395	06/24/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1301/1139	3/14/2005	WD	Q	I		140,000
GRANTOR: MCLAUGHLIN GEORGE W J						
GRANTEE: CORLISS TERRY L & D						
0636/0604	9/16/1991	WD	Q	I		66,300
GRANTOR: SANDEL & JONES						
GRANTEE: MCLAUGHLIN GEORGE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 FST=[YR=1993] W9 S9 BAS=[YR=2004] S18 E19 FOP=[YR=2004] E5 N3 W5 S3 $ N18 W19 $ E9 N9 $ S9 E10 S15 E5 S3 E37 N27 $.

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	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