LOT 15 (EX S-1)
IN OR 622/1265 & OR 624/1039
PINEBREEZE ESTATES PB 5/307

WARTENBE STEPHEN
44602 PINEBREEZE BLVD
CALLAHAN, FL 32011

2024

04-1N-25-279E-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

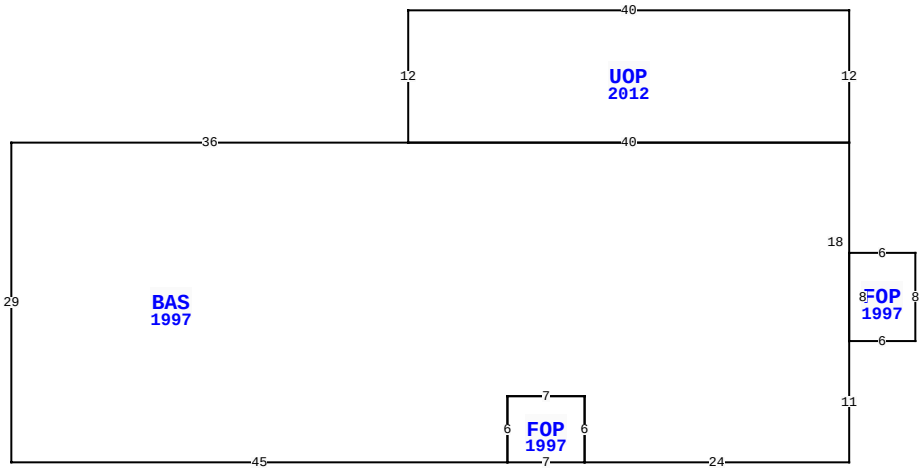
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,162	100	2,162	173,379
FOP	42	30	13	1,042
FOP	48	30	14	1,123
UOP	480	20	96	7,699
TOTALS	2,732		2,285	183,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,285	104.8600	99.62	227,632	1997	1997	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 0 Heated Area: 2162 HX Base Yr



44602 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		183,244
TOTAL MARKET OB/XF VALUE		28,560
TOTAL LAND VALUE - MARKET		88,740
TOTAL MARKET VALUE		300,544
SOH/AGL Deduction		117,141
ASSESSED VALUE		183,403
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,403
TOTAL JUST VALUE		300,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M972203	H/AC	0	03/01/1997
B963354	NEW CONSTR	72,671	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0624/1039	4/25/1991	WD	U	V	01	100
GRANTOR: WARTENBE STEPHEN						
GRANTEE: WARTENBE STEPHEN						
0622/1265	4/02/1991	WD	Q	V		15,000
GRANTOR: SANDEL & JONES						
GRANTEE: WARTENBE STEPHEN						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2012] W40 S12 BAS=[YR=1997] W36 S29 E45 FOP=[YR=1997] E7 N6 W7 S6$ N6 E7 S6 E24 N11 FOP=[YR=1997] E6 N8 W6 S8$ N18 W40$ E40 N12$.

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	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1992	1992	3	20	2,800	
2	0350	CARPORT WD	0	100	20	24	480.00	SF	13.00	13.00	100	1992	1992	3	20	1,248	
3	0350	CARPORT WD	0	100	20	24	480.00	SF	13.00	13.00	100	1994	1994	3	20	1,248	
4	0812	CONCRETE C	0	100	0	0	3,088.00	SF	4.00	4.00	100	1994	1994	3	68	8,399	
5	1242	WD DECK A	0	100	12	13	156.00	SF	10.00	10.00	100	1995	1995	3	20	312	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
7	0812	CONCRETE C	0	100	0	0	2,173.00	SF	4.00	4.00	100	2000	2000	3	79	6,867	
8	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	100	2005	2005	3	24	1,440	
9	0351	CARPORT MT	0	100	22	38	836.00	SF	10.00	10.00	100	2005	2005	3	24	2,006	
10	0681	POLE SHED	0	100	10	24	240.00	SF	15.00	15.00	100	2005	2005	3	40	1,440	

TOTAL OB/XF 28,560

LAND DESCRIPTION

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	4.93	AC		1.00	1.00	1.00	18,000.00	18,000.00	88,740							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 4.93 Total Land Value: 88,740 Market: 0 Agricultural: 0 Common: 88,740 PRINTED 08/06/2024 BY SYS