LOTS 18 & 17 (EX PT IN
OR 657/199,662/1236 &
OR 680/1875)

JONES SCOTT & DONNA
44613 PINEBREEZE BLVD
CALLAHAN, FL 32011

2024

04-1N-25-279E-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

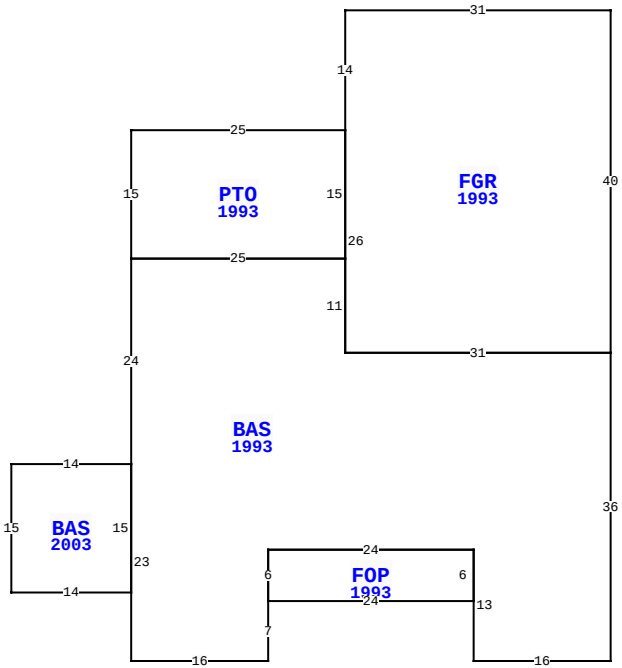
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,979	100	1,979	197,444
BAS	210	100	210	20,952
FGR	1,240	55	682	68,043
FOP	144	30	43	4,290
PTO	375	5	19	1,896
TOTALS	3,948		2,933	292,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,933	97.3370	121.67	356,858	1992	1999	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 0 Heated Area: 2189 HX Base Yr



44613 PINEBREEZE BLVD, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		312,369
TOTAL MARKET OB/XF VALUE		24,104
TOTAL LAND VALUE - MARKET		83,250
TOTAL MARKET VALUE		419,723
SOH/AGL Deduction		217,138
ASSESSED VALUE		202,585
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		152,585
TOTAL JUST VALUE		419,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R5173	REPAIR/RRF	2,500	06/01/2003
B10920	GARAGE	42,570	03/19/2003
R4902	REPAIR/RRF	650	03/01/2003
R4901	REPAIR/RRF	1,000	03/01/2003
B9603160	SWIM POOL	20,500	07/01/1996
7857	NEW CONSTR	97,896	02/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0624/0429	4/18/1991	WD	U	V	01	10,000
GRANTOR: SANDEL ROBERT A ETAL						
GRANTEE: JONES SCOTT & DONNA						
0624/0428	3/27/1991	WD	U	I	16	100
GRANTOR: SANDEL ROBERT A ETAL						
GRANTEE: JONES SCOTT & DONNA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W31 S14 PTO=[YR=1993] W25 S15 BAS=[YR=1993] S24 BAS=[YR=2003] W14 S15 E14 N15$ S23 E16 N7 FOP=[YR=1993] E24 N6 W24 S6$ N6 E24 S13 E16 N36 W31 N11 W25$ E25 N15$ S26 E31 N40$.

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	0812	CONCRETE C	0	100	0	0	2,457.00	SF	4.00	4.00	100	1992	1992	3	64	6,290	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
3	0861	POOL GUNIT	0	100	0	0	405.00	SF	85.00	85.00	100	1996	1996	3	20	6,885	
4	0845	KOOL DECK	0	100	0	0	716.00	SF	7.25	7.25	100	1996	1996	3	72	3,738	
5	0812	CONCRETE C	0	100	0	0	1,407.00	SF	4.00	4.00	100	2003	2003	3	83	4,671	

LAND DESCRIPTION

TOTAL OB/XF 24,104

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	0.85	45,000.00	38,250.00	38,250							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 2.00 Total Land Value: 83,250 Market: 0 Agricultural: 0 Common: 83,250 PRINTED 08/06/2024 BY SYS

LOTS 18 & 17 (EX PT IN
OR 657/199,662/1236 &
OR 680/1875)

JONES SCOTT & DONNA
44613 PINEBREEZE BLVD
CALLAHAN, FL 32011

2024

04-1N-25-279E-0018-0000

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	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

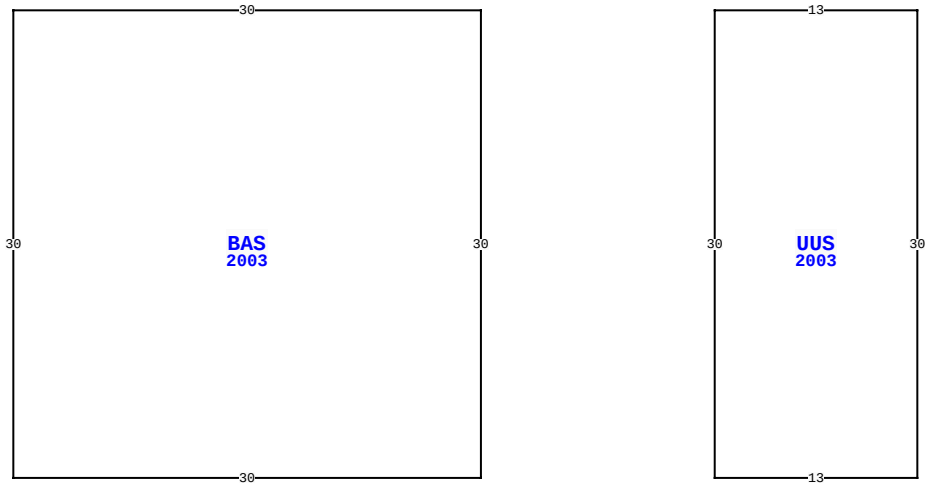
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	16,229
UUS	390	50	195	3,516
TOTALS	1,290		1,095	19,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,095	73.6000	25.76	28,207	2003	2003	0	0	0	30.00	70.00

2 GARAGE RES – 100% - 0 Heated Area: 900 HX Base Yr



44613 PINEBREEZE BLVD, CALLAHAN

BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		312,369
TOTAL MARKET OB/XF VALUE		24,104
TOTAL LAND VALUE - MARKET		83,250
TOTAL MARKET VALUE		419,723
SOH/AGL Deduction		217,138
ASSESSED VALUE		202,585
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		152,585
TOTAL JUST VALUE		419,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0624/0429	4/18/1991	WD	U	V	01	10,000
GRANTOR: SANDEL ROBERT A ETAL						
GRANTEE: JONES SCOTT & DONNA						
0624/0428	3/27/1991	WD	U	I	16	100
GRANTOR: SANDEL ROBERT A ETAL						
GRANTEE: JONES SCOTT & DONNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W30 S30 E30 N30$ PTR= E15 UUS=[YR=2003] E13 S30 W13 N30$ W15$.

EXTRA FEATURES

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

TOTAL OB/XF 0

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

REVIEW DATE 07/25/2022 BY KBA Total Acres: 2.00 Total Land Value: 83,250 Market: 0 Agricultural: 0 Common: 83,250 PRINTED 08/06/2024 BY SYS