LOT 19 IN OR 2142/312 (EX ESMT
IN PBK 5/307)
PINEBREEZE ESTATES PBK 5/307

SE JONES CONSTRUCTION LLC
44613 PINEBREEZE BLVD
CALLAHAN, FL 32011

2024

04-1N-25-279E-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

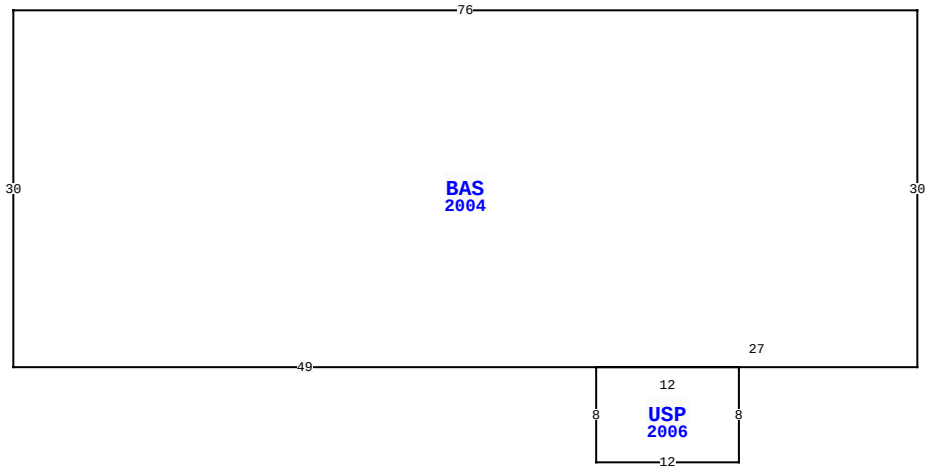
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	107,853
USP	96	50	48	2,271
TOTALS	2,376		2,328	110,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,328	116.8000	87.60	203,933	2004	2004	0	0	0	46.00	54.00

1 M/H 94+ – 0% - 0 Heated Area: 2280 HX Base Yr



55159 TAMARA LN, 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	110,124
TOTAL MARKET OB/XF VALUE	40,887
TOTAL LAND VALUE - MARKET	106,920
TOTAL MARKET VALUE	257,931
SOH/AGL Deduction	52,137
ASSESSED VALUE	205,794
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	205,794
TOTAL JUST VALUE	257,931
NCON VALUE	18,816
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145588	MH MOVE-ON	0	11/03/2014
MH145588	CO ISSUED	0	10/15/2014
MH4464	MH MOVE-ON	0	09/01/2004
B13336	FOUNDATION	1,900	07/01/2004
MH4436	MH MOVE-ON	0	07/01/2004
93667	XFOB	800	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2142/0312	8/18/2017	WD	Q	I	01	117,000
GRANTOR: MULLEN KENNON & KATHY						
GRANTEE: SE JONES CONSTRUCTI						
1248/1311	7/27/2004	WD	U	I	07	100
GRANTOR: JEFFRIES GEORGE B & M						
GRANTEE: MULLEN KENNON & KAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S30 E49 USP=[YR=2006] S8 E12 N8 W12$ E27 N30$.

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1994	1994	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1994	1994	3	100	6,000	
3	0812	CONCRETE C	0	0	0	0	1,761.00	SF	4.00	4.00	100	1998	1998	3	75	5,283	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
5	0351	CARPORT MT	0	0	20	18	360.00	SF	5.60	5.60	100	2006	2006	3	27	544	
6	0680	POLE SHED	0	0	23	23	529.00	SF	5.00	5.00	100	2006	2006	3	44	1,164	
7	0680	POLE SHED	1	0	40	48	1,920.00	SF	10.00	10.00	100	2024	2023		98	18,816	

LAND DESCRIPTION

TOTAL OB/XF 40,887

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	0	0005	OR	0.00	0.00	5.94	AC		1.00	1.00	1.00	18,000.00	18,000.00	106,920							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 5.94 Total Land Value: 106,920 Market: 0 Agricultural: 0 Common: 106,920 PRINTED 08/06/2024 BY SYS