LOT 21
IN OR 2157/1277
PINEBREEZE ESTATES PBK 5/307

**KRAMER DAVID R III & ELIZABETH J**
44501 PINEBREEZE BLVD
CALLAHAN, FL 32011

**2024**

**04-1N-25-279E-0021-0000**

## 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 | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |

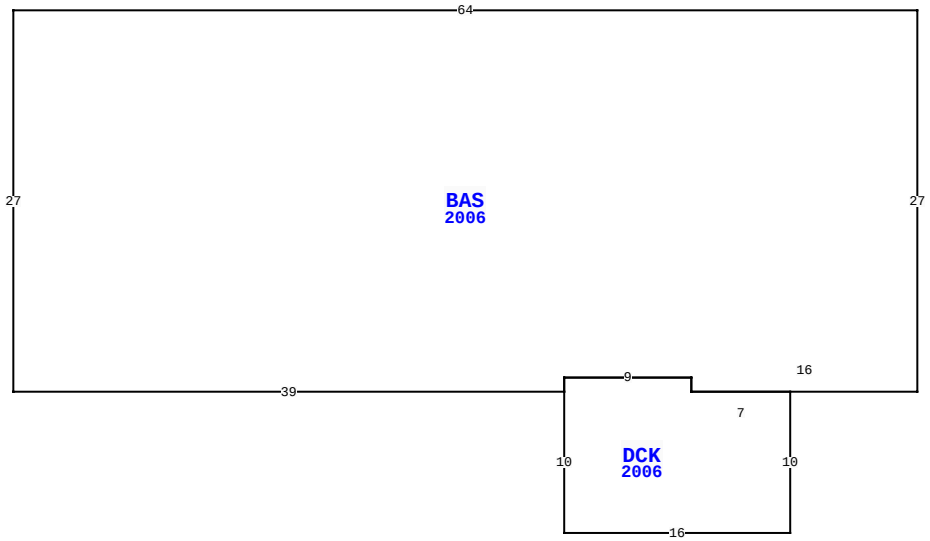
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8029.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,719 | 100 | 1,719 | 113,572 |
| DCK | 169 | 15 | 25 | 1,652 |
| TOTALS | 1,888 | | 1,744 | 115,224 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,744 | 157.3000 | 117.98 | 205,757 | 1995 | 2005 | 0 | 0 | 0 | 44.00 | 56.00 |

1 M/H 94+ – 100% - 2019 Heated Area: 1719 HX Base Yr 2019




44501 PINEBREEZE BLVD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 02/26/2008 KW | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 125,076 |
| TOTAL MARKET OB/XF VALUE | | 2,404 |
| TOTAL LAND VALUE - MARKET | | 94,680 |
| TOTAL MARKET VALUE | | 222,160 |
| SOH/AGL Deduction | | 71,481 |
| ASSESSED VALUE | | 150,679 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 100,679 |
| TOTAL JUST VALUE | | 222,160 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 218,608 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MHU94727 | MH MOVE-ON | 0 | 12/01/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2157/1277 | 11/07/2017 | SW | Q | I | 01 | 155,000 |
| GRANTOR: 44501 PINEBREEZE BLVD | | | | | | |
| GRANTEE: KRAMER DAVID R III | | | | | | |
| 2124/1194 | 6/05/2017 | CT | U | I | 18 | 80,200 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: 44501 PINEBREEZE BL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W64 S27 E39 DCK=[YR=2006] S10 E16 N10 W7 N1 W9 S1$ N1 E9 S1 E16 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1995 | 1995 | 3 | 77 | 1,540 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 12 | 144.00 | SF | 30.00 | 30.00 | 100 | 1998 | 1998 | 3 | 20 | 864 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,404

| 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 | 5.26 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 94,680 | | | | | | | |

REVIEW DATE 07/25/2022 BY KBA Total Acres: 5.26 Total Land Value: 94,680 Market: 0 Agricultural: 0 Common: 94,680 PRINTED 08/06/2024 BY SYS

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**2024**

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## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 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 | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

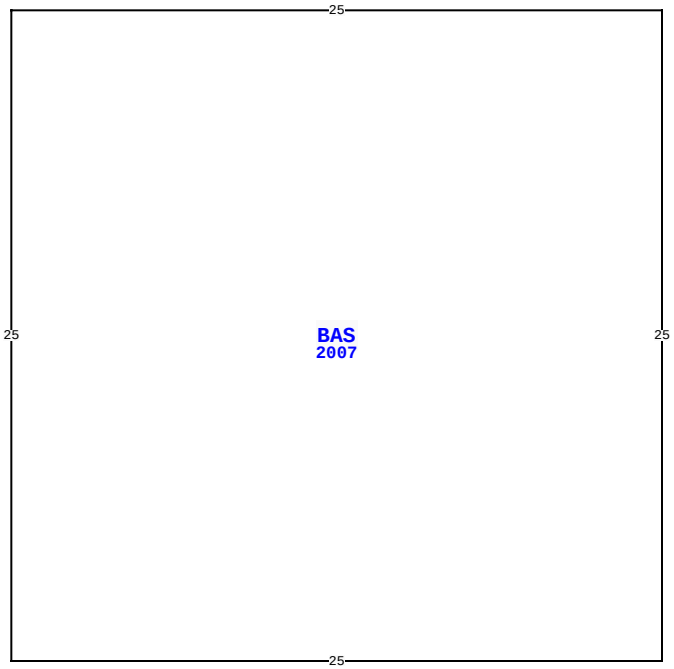
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8029.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 625 | 100 | 625 | 9,852 |
| TOTALS | 625 | | 625 | 9,852 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 625 | 57.7500 | 20.21 | 12,631 | 2007 | 2007 | 0 | 0 | 0 | 22.00 | 78.00 |

2 GARAGE RES – 100% - 2019 Heated Area: 625 HX Base Yr 2019




| | | | |
|---|---|---|---|
| BLD DATE | 02/26/2008 | KW | LGL DATE |
| XF DATE | | | LAND DATE |
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44501 PINEBREEZE BLVD, CALLAHAN

## VALUATION SUMMARY

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| NCON VALUE | | 0 |
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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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| GRANTEE: KRAMER DAVID R III | | | | | | |
| 2124/1194 | 6/05/2017 | CT | U | I | 18 | 80,200 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: 44501 PINEBREEZE BL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W25 S25 E25 N25$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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