

LOT 3
IN OR 1691/854
SANDEL ACRES PB 5/369

VOORHEES LINDA
44141 PINEBREEZE BLVD
CALLAHAN, FL 32011

2024

04-1N-25-300S-0003-0000



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	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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

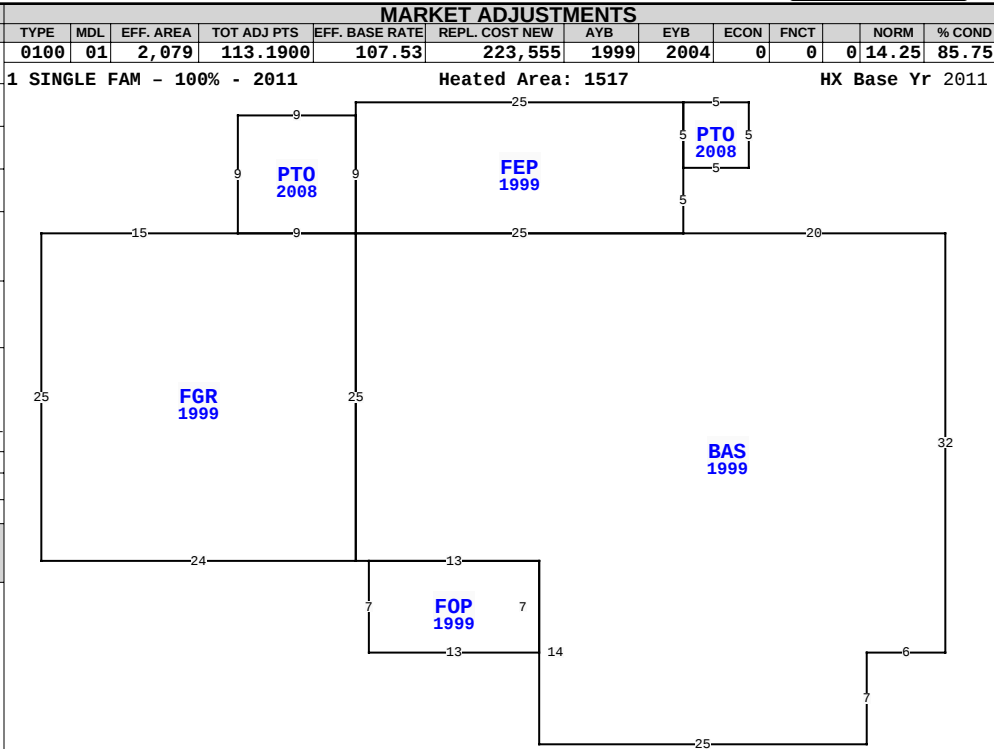
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,517	100	1,517	139,878
FEP	250	80	200	18,441
FGR	600	55	330	30,428
FOP	91	30	27	2,489
PTO	25	5	1	93
PTO	81	5	4	369

TOTALS	2,564		2,079	191,698
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	13	5	65.00	SF	6.50	6.50	100	2000
2	0812	CONCRETE C	0 100	0	0	2,299.00	SF	4.00	4.00	100	2000
3	0810	CONCRETE A	0 100	0	0	744.00	SF	6.50	6.50	100	2010
4	0510	GARAGE WD-	0 100	20	20	400.00	SF	35.00	35.00	100	2010
5	0940	SHEDS/PORT	0 100	0	0	360.00	SF	30.00	30.00	100	2013
6	0510	GARAGE WD-	0 100	38	20	400.00	SF	35.00	35.00	100	2014

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.08	AC	1.00



44141 PINEBREEZE BLVD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						191,698					
TOTAL MARKET OB/XF VALUE						37,380					
TOTAL LAND VALUE - MARKET						48,600					
TOTAL MARKET VALUE						277,678					
SOH/AGL Deduction						123,129					
ASSESSED VALUE						154,549					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						99,549					
TOTAL JUST VALUE						277,678					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						271,344					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428202	ADDITION	34,279	01/01/2014
B1327259	XFOB	14,623	05/01/2013
B24130	GARAGE	15,464	11/01/2010
B24050	XFOB	2,300	10/01/2010
M983504	H/AC	0	01/01/1999
B985624	NEW CONSTR	81,665	12/01/1998

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1691/0854	7/29/2010	WD	Q	I	02	175,000			
GRANTOR: JONES ELLIOTT E JR &									
GRANTEE: VOORHEES TIMOTHY &									
1601/0501	1/12/2009	QC	U	I	11	100			
GRANTOR: STREIT SANDRA A									
GRANTEE: JONES ELLIOTT E JR									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W20 FEP=[YR=1999] N5 PTO=[YR=2008] E5 N5W5 S5\$ N5 W25 S1 PTO=[YR=2008] W9 S9 FGR=[YR=1999] W15 S25 E24N25 W9\$ E9 N9\$ S9 E25\$ W25 S25 E1 FOP=[YR=1999] S7E13 N7 W13\$ E13 S14 E25 N7 E6 N32\$.											