LOT 5
SANDEL ACRES PB 5/369

MORRIS STEVEN TROY
44197 PINEBREEZE BLVD
CALLAHAN, FL 32011

2024

04-1N-25-300S-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

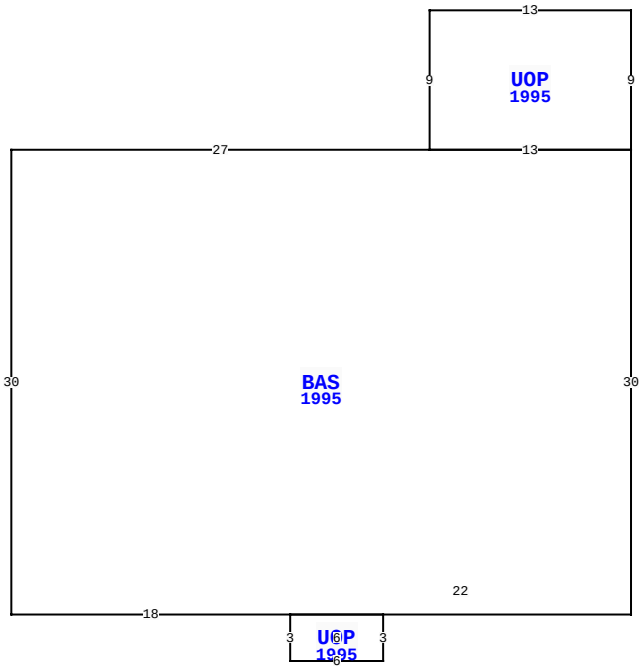
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	113,262
UOP	18	20	4	378
UOP	117	20	23	2,171
TOTALS	1,335		1,227	115,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,227	109.1800	103.72	127,264	1995	2005	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1200 HX Base Yr 2024



44197 PINEBREEZE BLVD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		115,810
TOTAL MARKET OB/XF VALUE		2,989
TOTAL LAND VALUE - MARKET		48,600
TOTAL MARKET VALUE		167,399
SOH/AGL Deduction		0
ASSESSED VALUE		167,399
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,399
TOTAL JUST VALUE		167,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009631	REPAIR/RRF	7,000	06/23/2022
B952114	CARPORT	6,120	07/01/1995
M95916	XFOB	0	01/01/1995
P94769	NEW CONSTR	0	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/0929	2/24/2023	WD	Q	I	01	212,000
GRANTOR: WHEAT SHARON L						
GRANTEE: MORRIS STEVEN TROY						
2495/0885	9/10/2021	QC	U	I	11	100
GRANTOR: WHEAT SHARON & JAMES						
GRANTEE: WHEAT SHARON & JAME						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1995] W13 S9 BAS=[YR=1995] W27 S30 E18 UOP=[YR=1995] S3 E6 N3 W6$ E22 N30 W13$ E13 N9$.

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	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	1995	1995	3	20	960	
2	0350	CARPORT WD	0	100	20	20	400.00	SF	9.36	9.36	100	1995	1995	3	20	749	
3	0350	CARPORT WD	0	100	12	29	348.00	SF	8.58	8.58	100	2000	2000	3	20	597	
4	0810	CONCRETE A	0	100	0	0	133.00	SF	6.50	6.50	100	2000	2000	3	79	683	

LAND DESCRIPTION

TOTAL OB/XF 2,989

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.08	AC		1.00	1.00	1.00	45,000.00	45,000.00	48,600							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.08 Total Land Value: 48,600 Market: 0 Agricultural: 0 Common: 48,600 PRINTED 08/06/2024 BY SYS