LOT 2
IN OR 1563/1328
1999 REDM DW/MH

GREEN TAMMY L
44971 PINEBREEZE CIR
CALLAHAN, FL 32011

2025

04-1N-25-276C-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

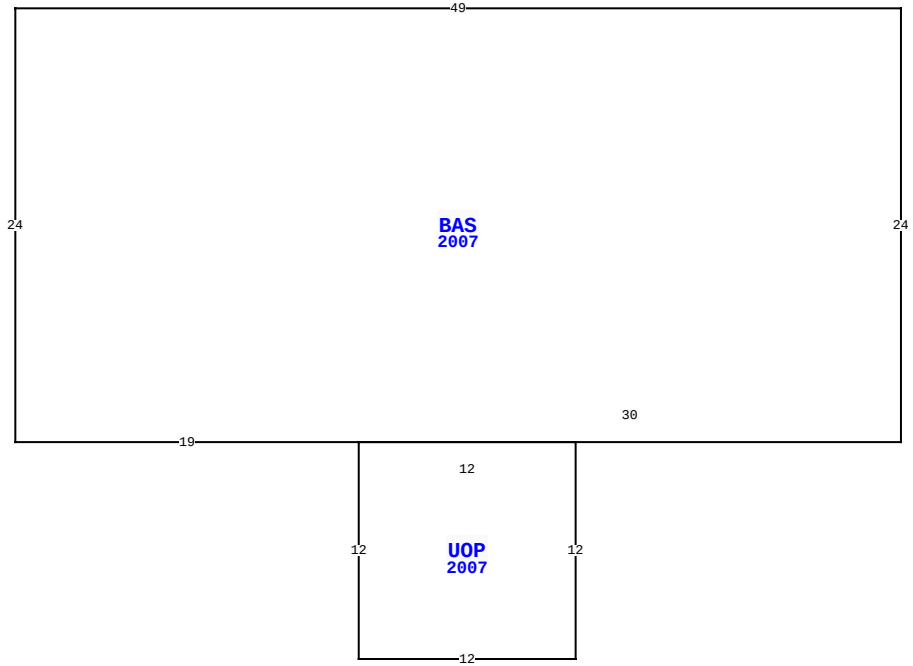
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	2007	1,176	51,891
UOP	144	25	2007	36	1,588
TOTALS	1,320			1,212	53,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,212	123.6000	105.06	127,333	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2008 Heated Area: 1176 HX Base Yr 2008



44971 PINEBREEZE CIR, CALLAHAN

BLD DATE	06/29/2007	DJ	LGL DATE	
XF DATE	06/29/2007	DJ	LAND DATE	05/21/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		53,480
TOTAL MARKET OB/XF VALUE		1,901
TOTAL LAND VALUE - MARKET		54,450
TOTAL MARKET VALUE		109,831
SOH/AGL Deduction		59,926
ASSESSED VALUE		49,905
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		19,905
TOTAL JUST VALUE		109,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992747	MH MOVE-ON	0	01/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1328	4/28/2008	WD	Q	I	01	18,100
GRANTOR: CHITWOOD GILBERTG & T						
GRANTEE: GREEN TAMMY L						
1355/0939	10/04/2005	WD	U	I	11	70,000
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: CHITWOOD GILBERT &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W49 S24 E19 UOP=[YR=2007] S12 E12 N12 W12$ E30 N24$.

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	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2006	2006	3	24	864	
2	0752	USP	0	100	12	12	144.00	SF	15.00	15.00	100	2008	2008	3	48	1,037	

LAND DESCRIPTION

TOTAL OB/XF 1,901

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	RES	100	0006	OR	0.00	0.00	1.21	AC		1.00	1.00	1.00	45,000.00	45,000.00	54,450							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.21 Total Land Value: 54,450 Market: 0 Agricultural: 0 Common: 54,450 PRINTED 07/30/2025 BY SYS