LOT 3 IN OR 2000/861
1998 FRAM SW/MH
AMENDED CUSHING CREEK EST

MOORE MARK M & MARY KNIGHT
37166 LEE ST
HILLIARD, FL 32046

2025

04-1N-25-276C-0003-0000

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 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
Quality	03	Quality Level 03

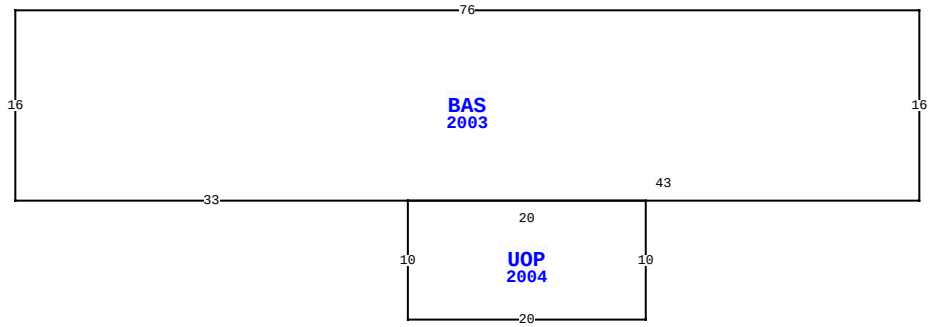
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2003	1,216	48,455
UOP	200	25	2004	50	1,992
TOTALS	1,416			1,266	50,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,266	117.2000	99.62	126,119	1998	1998	0	0	0	60.00	40.00

2 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



44955 PINEBREEZE CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	50,448
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,450
TOTAL MARKET VALUE	104,898
SOH/AGL Deduction	18,619
ASSESSED VALUE	86,279
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,279
TOTAL JUST VALUE	104,898
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4076	MH MOVE-ON	0	03/01/2003
M6858	H/AC	0	03/01/2003
MH992748	MH MOVE-ON	0	01/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2000/0861	9/01/2015	WD	U	I	38	37,000
GRANTOR: HOMES HQ LLC						
GRANTEE: MOORE MARK M & MARY						
1995/0295	8/03/2015	CT	U	I	18	16,100
GRANTOR: CLERK OF COURT						
GRANTEE: HOMES HQ LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W76 S16 E33 UOP=[YR=2004] S10 E20 N10 W20$ E43 N16$.

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
1	000100	C	RES	0	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 07/25/2022 BY KBA Total Acres: 1.21 Total Land Value: 54,450 Market: 0 Agricultural: 0 Common: 54,450 PRINTED 07/30/2025 BY SYS