

LANGHORNE MIKAL
44935 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

04-1N-25-276C-0004-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 2		6	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 6				Tax Dist:				
BUILDING MARKET VALUE				378,661				
TOTAL MARKET OB/XF VALUE				63,954				
TOTAL LAND VALUE - MARKET				84,675				
TOTAL MARKET VALUE				527,290				
SOH/AGL Deduction				0				
ASSESSED VALUE				527,290				
TOTAL EXEMPTION VALUE				13	527,290			
BASE TAXABLE VALUE				0				
TOTAL JUST VALUE				527,290				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				530,660				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
23002916		CARPORT		27,256		03/06/2023		
M2101820		H/AC		7,700		02/16/2021		
M13728		MECH OTHER		0		04/01/2008		
R11103		REPAIR/RRF		5,000		03/01/2008		
P12867		OTHER		0		11/01/2007		
C20696		CO ISSUED		0		10/01/2007		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1998/1283		8/23/2015		SW	U	V	37	1,000
GRANTOR: HIGGINBOTHAM MARVIN E								
GRANTEE: LANGHORNE MIKAL								
1424/1095		6/29/2006		WD	Q	V		35,000
GRANTOR: ORTIZ ISMAEL G & JULI								
GRANTEE: LANGHORNE MIKAL								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2008] W28 S7 FOP=[YR=2008] W22 S15 E22 N15\$ S15 W37 S34 E4 S2 E10 FOP=[YR=2008] S3 E12 N5 W3 N3 W7SSW2\$E2N5 E7 S3 E19 FGR=[YR=2008] S5 E23 N21 W19 S3 W4 S13\$ N13 E4 N3 E19 N40\$.								

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