LOT 5
AMENDED CUSHING CREEK EST
PB 6/92-94

JOHNSON NOELLE/JOHNSON LESTER JR & ZALINA
44905 PINEBREEZE CIR
CALLAHAN, FL 32011

2025

04-1N-25-276C-0005-0000

BUILDING CHARACTERISTICS

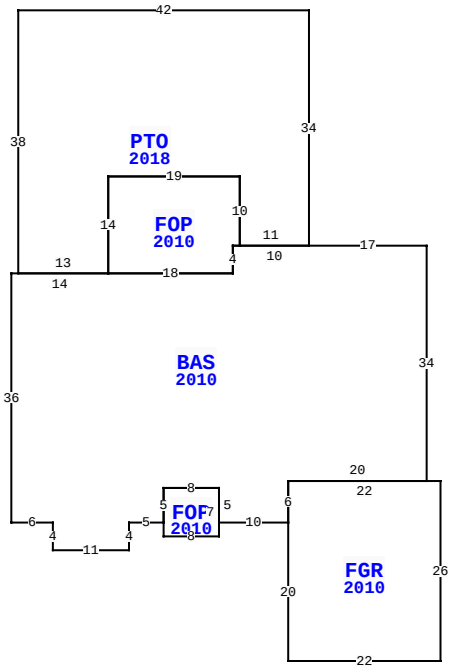
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	8006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,418	100	2010	2,418	319,343
FGR	572	55	2010	315	41,602
FOP	56	30	2010	17	2,245
FOP	262	30	2010	79	10,434
PTO	1,552	5	2018	78	10,302
TOTALS	4,860			2,907	383,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,907	107.5830	142.01	412,823	2010	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2021 Heated Area: 2418 HX Base Yr 2021



44905 PINEBREEZE CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		383,925
TOTAL MARKET OB/XF VALUE		7,114
TOTAL LAND VALUE - MARKET		61,560
TOTAL MARKET VALUE		452,599
SOH/AGL Deduction		151,947
ASSESSED VALUE		300,652
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		244,930
TOTAL JUST VALUE		452,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23805	CO ISSUED	0	11/17/2010
B23985	ADDITION	2,319	10/01/2010
E22946	NEW CONSTR	0	09/01/2010
P15604	H/AC	0	09/01/2010
E22843	NEW CONSTR	0	08/01/2010
P14416	NEW CONSTR	0	08/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2350/1711	3/30/2020	WD	U	I	30	73,000
GRANTOR: JOHNSON LESTER JR & Z						
GRANTEE: JOHNSON NOELLE C &						
1595/0305	12/02/2008	WD	Q	I		119,600
GRANTOR: LEE JOSEPH & ELIZABET						
GRANTEE: JOHNSON LESTER JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W17 PTO=[YR=2018] N34 W42 S38 E13 FOP=[YR=2010] N14 E19 S10 W1 S4 W18$ E18 N4 E11$ W10 N10 W19 S14 W14 S36 E6 S4 E11 N4 E5 FOP=[YR=2010] S2 E8 N7 W8 S5$ N5 E8 S5 E10 FGR=[YR=2010] S20 E22 N26 W22 S6$ N6 E20 N34$.

EXTRA FEATURES

L N	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	0811	CONCRETE B	0	100	0	0	1,520.00	SF	5.20	5.20	100	2010	2010	3	90	7,114	

LAND DESCRIPTION

TOTAL OB/XF 7,114

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.71	AC		1.00	1.00	0.80	45,000.00	36,000.00	61,560							

REVIEW DATE 04/09/2024 BY TWA Total Acres: 1.71 Total Land Value: 61,560 Market: 0 Agricultural: 0 Common: 61,560 PRINTED 07/30/2025 BY SYS