LOT 6
IN OR 1013/132
2002 CHNC-DW

MOBLEY GRANT & MARY E
44889 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2025

04-1N-25-276C-0006-0000

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	11	CLAY TILE 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	04	Quality Level 04

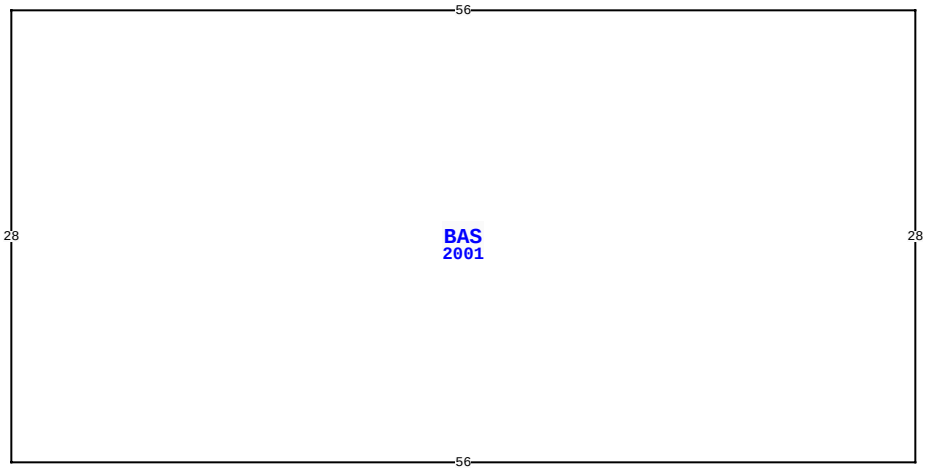
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	2001	1,568	80,387
TOTALS	1,568			1,568	80,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,568	131.1200	111.45	174,754	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2002 Heated Area: 1568 HX Base Yr 2002



44889 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		80,387
TOTAL MARKET OB/XF VALUE		55,626
TOTAL LAND VALUE - MARKET		64,440
TOTAL MARKET VALUE		200,453
SOH/AGL Deduction		78,886
ASSESSED VALUE		121,567
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,845
TOTAL JUST VALUE		200,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006400	GARAGE	35,383	10/11/2021
B1429366	GARAGE	70,356	09/01/2014
B21712	SHED	8,640	07/01/2008
B10662	XFOB	9,750	01/28/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1013/0132	10/12/2001	WD	U	I	13	31,900
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: MOBEY GRANT & MARY						
0952/0580	10/04/2000	WD	U	V	07	100
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: HENDRICKS DANIEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W56 S28 E56 N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	1242	WD DECK A	0	100	0	0	975.00	SF	10.00	10.00	100	2003	2003	3	20	1,950	
3	0510	GARAGE WD-	0	100	40	40	1,640.00	SF	35.00	35.00	100	2014	2014	3	71	40,754	
4	0351	CARPORT MT	0	100	14	46	644.00	SF	10.00	10.00	100	2015	2015	3	65	4,186	
5	0351	CARPORT MT	0	100	14	46	644.00	SF	10.00	10.00	100	2021	2021	3	90	5,796	

LAND DESCRIPTION

TOTAL OB/XF 55,626

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	1.79	AC		1.00	1.00	0.80	45,000.00	36,000.00	64,440							

REVIEW DATE 10/14/2021 BY KB Total Acres: 1.79 Total Land Value: 64,440 Market: 0 Agricultural: 0 Common: 64,440 PRINTED 07/30/2025 BY SYS