LOT 11
AMENDED CUSHING CREEK ESTATES
PB 6/92-94

BARTELL JOSHUA R/GALLOWAY OLIVIA H
44785 PINEBREEZE CIR
CALLAHAN, FL 32011

2025

04-1N-25-276C-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	11	CLAY TILE 30
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	05	Quality Level 05

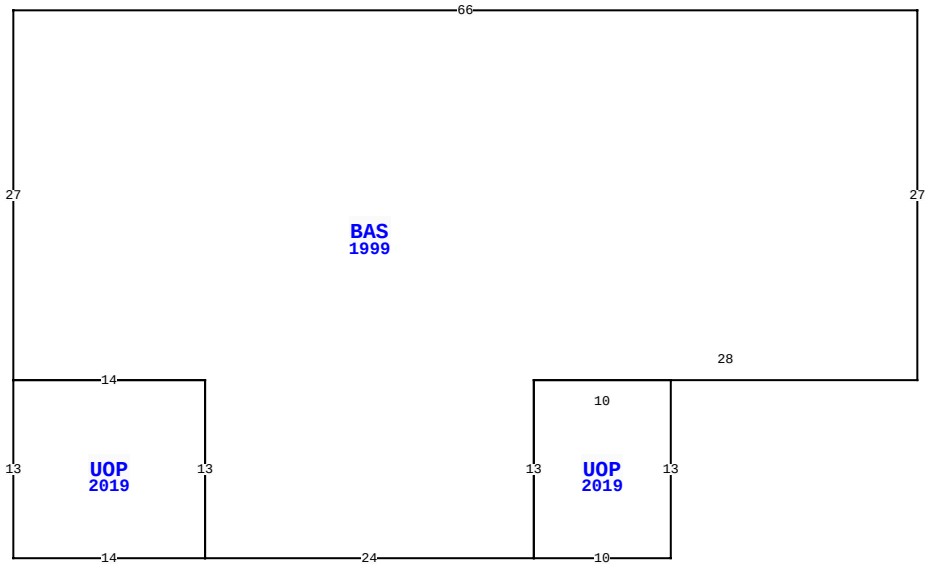
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	1999	2,094	179,121
UOP	130	25	2019	32	2,737
UOP	182	25	2019	46	3,935
TOTALS	2,406			2,172	185,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,172	143.7600	122.20	265,418	1998	2013	0	0	0	30.00	70.00

1 M/H 94+ – 100% - 2024 Heated Area: 2094 HX Base Yr 2024



44785 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		185,793
TOTAL MARKET OB/XF VALUE		5,071
TOTAL LAND VALUE - MARKET		50,850
TOTAL MARKET VALUE		241,714
SOH/AGL Deduction		10,587
ASSESSED VALUE		231,127
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		180,405
TOTAL JUST VALUE		241,714
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2669/119	8/29/2023	WD	Q	I	01	280,000
GRANTOR: MORRISON JORDAN						
GRANTEE: BARTELL JOSHUA R						
2299/0311	8/15/2019	WD	Q	I	01	159,900
GRANTOR: JOHNSON CAROLYN D						
GRANTEE: VIERGUTZ JORDAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W66 S27 E14 S13 E24 N13 E28 N27 $
UOP=[YR=2019;ORIG=-66,27] S13 E14 N13 W14 $
UOP=[YR=2019;ORIG=-28,40] E10 N13 W10 S13 $
.

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	1998	1998	3	80	2,800	
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	21.30	21.30	100	2000	2000	3	20	409	
3	0810	CONCRETE A	0	100	0	0	341.00	SF	6.50	6.50	100	2005	2005	3	84	1,862	

LAND DESCRIPTION

TOTAL OB/XF 5,071

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	1.13	AC		1.00	1.00	1.00	45,000.00	45,000.00	50,850							

REVIEW DATE 02/24/2020 BY KB Total Acres: 1.13 Total Land Value: 50,850 Market: 0 Agricultural: 0 Common: 50,850 PRINTED 07/30/2025 BY SYS