LOT 15
AMENDED CUSHING CREEK ESTATES
PB 6/92-94

PEREZ JUAN & AURIL
44651 PINEBREEZE CIR
CALLAHAN, FL 32011

2025

04-1N-25-276C-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

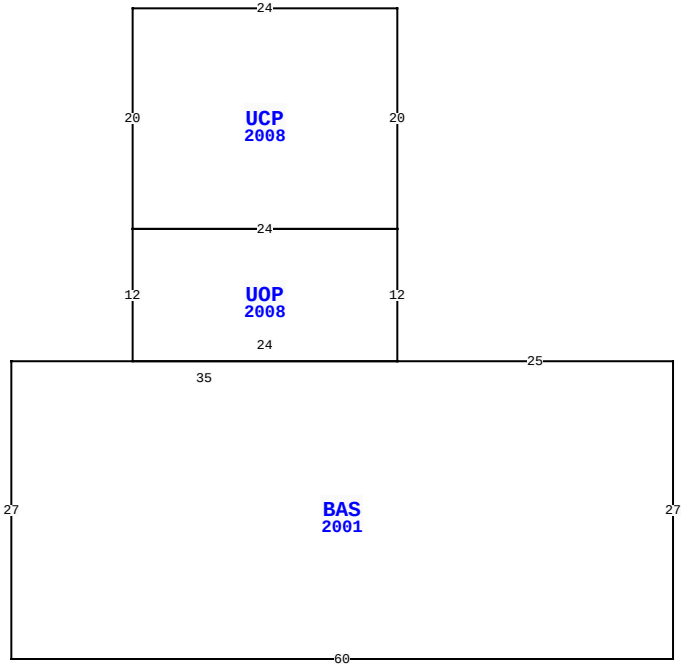
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,620	100	2001	1,620	122,563
UCP	480	20	2008	96	7,263
UOP	288	25	2008	72	5,447
TOTALS	2,388			1,788	135,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,788	134.8600	114.63	204,958	2001	2011	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2024 Heated Area: 1620 HX Base Yr 2024



44651 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		135,272
TOTAL MARKET OB/XF VALUE		9,075
TOTAL LAND VALUE - MARKET		53,100
TOTAL MARKET VALUE		197,447
SOH/AGL Deduction		102,014
ASSESSED VALUE		95,433
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		44,711
TOTAL JUST VALUE		197,447
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/1074	3/15/2023	WD	Q	I	01	247,200
GRANTOR: COX SHIRLEY A & TERRY						
GRANTEE: PEREZ JUAN & AURIL						
1024/0047	12/10/2001	WD	U	I	13	30,000
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: COX SHIRLEY A & TER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W25 UOP=[YR=2008] N12 UCP=[YR=2008] N20 W24 S20 E24$ W24 S12 E24$ W35 S27 E60 N27$.

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	0812	CONCRETE C	0	100	0	0	1,131.00	SF	4.00	4.00	100	2003	2003	3	82	3,710	
3	1242	WD DECK A	0	100	0	0	250.00	SF	10.00	10.00	100	2024	2023		97	2,425	

LAND DESCRIPTION

TOTAL OB/XF 9,075

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	1.18	AC		1.00	1.00	1.00	45,000.00	45,000.00	53,100							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.18 Total Land Value: 53,100 Market: 0 Agricultural: 0 Common: 53,100 PRINTED 07/30/2025 BY SYS