LOT 17 SEC 5-1N-25
IN OR 959/1
FLHMLCF161324160A &

DEJARDIN LEROY & PATRICIA
44621 PINEBREEZE CIR
CALLAHAN, FL 32011

2025

04-1N-25-276C-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

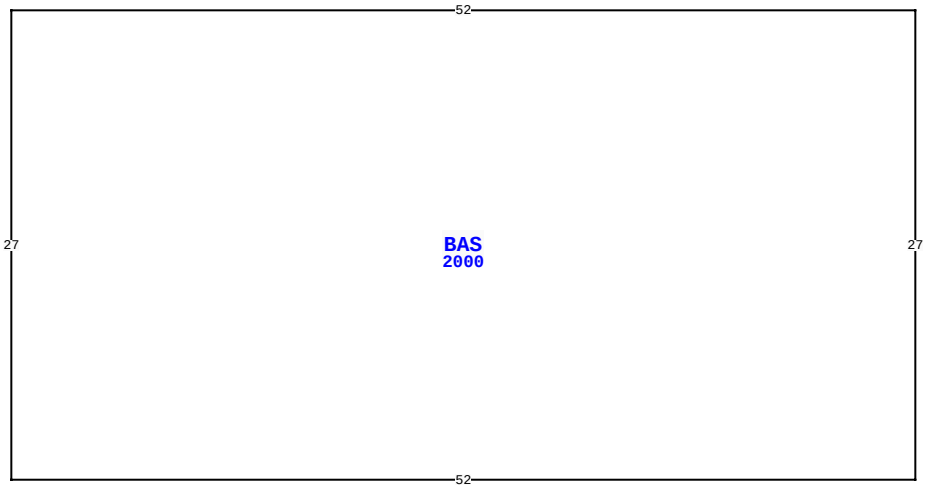
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,404	100	2000	1,404	79,395
TOTALS	1,404			1,404	79,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	123.2000	104.72	147,027	2000	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2001 Heated Area: 1404 HX Base Yr 2001



44621 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		79,395
TOTAL MARKET OB/XF VALUE		3,006
TOTAL LAND VALUE - MARKET		64,440
TOTAL MARKET VALUE		146,841
SOH/AGL Deduction		85,489
ASSESSED VALUE		61,352
TOTAL EXEMPTION VALUE	HX HB	36,352
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		146,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003332	MH MOVE-ON	0	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0959/0001	11/20/2000	WD	U	I	13	31,500
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: DEJARDIN LEROY & PA						
0952/0580	10/04/2000	WD	U	V	07	100
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: HENDRICKS DANIEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W52 S27 E52 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	2000	2000	3	83	2,905	
2	1242	WD DECK A	0	100	8	6	48.00	SF	10.00	10.00	100	2004	2004	3	21	101	

LAND DESCRIPTION

TOTAL OB/XF 3,006

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 05/10/2024 BY TWA Total Acres: 1.79 Total Land Value: 64,440 Market: 0 Agricultural: 0 Common: 64,440 PRINTED 07/30/2025 BY SYS